



FOR SALE

OFFICE

MLS# C13683706

163 Sterling Road 135, Toronto, ON M6R 2B2

Dufferin Grove, Toronto · M6R 2B2

C\$ 2,190

0	0	650	—	100+	For Sub-Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

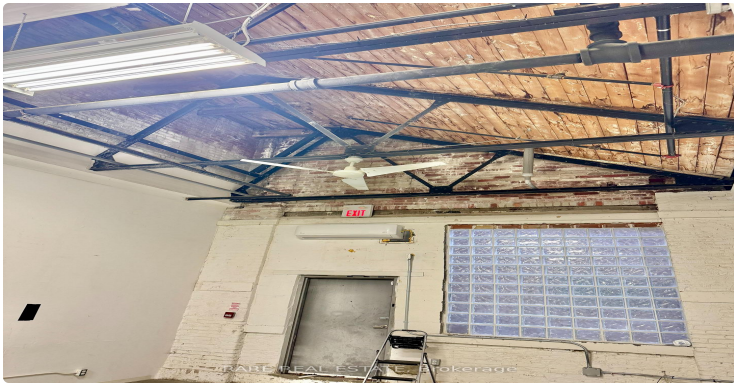
Bright and character filled brick and beam retail or office space available on vibrant Sterling Road. This rectangular layout offers excellent flexibility for a variety of creative or professional uses, with some light industrial uses also considered. The space features impressive 16 foot 8 inch ceiling height with exposed industrial structure, a glass brick wall allowing for beautiful natural light, and double entry doors ideal for moving large items or equipment. There is a self contained temperature control system, air conditioning, a ceiling fan to keep air circulating, and a dedicated 125 amp electrical panel with 10 receptacles throughout. Additional features include a kitchenette with sink and faucet, an emergency exit door leading directly to the exterior, and access to communal washrooms within the building. Located just steps from Bloor GO Station, UP Express, and the subway, this is an ideal opportunity for businesses seeking style, functionality, and exceptional transit connectivity in one of the city's most dynamic pockets.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
AGE	100+ years
ANNUAL TAX	\$1
POSTAL CODE	M6R 2B2
NEIGHBOURHOOD	Dufferin Grove

GALLERY





LISTING AGENT

Pavel Shaganenko

RARE REAL ESTATE

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.