



FOR SALE

OFFICE

MLS# C13734100

# 105 Gordon Baker Road 618, Toronto, ON M2H 3P8

Hillcrest Village, Toronto · M2H 3P8

C\$ 398,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 783   | —       | New       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

A Turnkey Workspace Designed For Businesses Ready To Own Rather Than Rent. Unit 618 At 95 Corporate Centre Is A Fully Remodeled Office Condominium Offering Professional Finishes, A Functional Layout And Immediate Occupancy-Without The Cost, Delay Or Uncertainty Of Building From Shell Condition. Located Within A Modern 8-Storey Commercial Building With Extensively Renovated Common Areas, Including The Lobby, Elevators, Corridors, Washrooms And Parking Facilities. The Suite Includes One Rare, Owned Underground Parking Space-Level 1, Unit 37-Registered Exclusively To The Unit, Plus Access To Ample Surface And Underground Visitor Parking. Excellent Connectivity To Highways 401, 404 And 407, Transit Routes And Don Mills Subway Station. High-Visibility Highway 404 Signage Opportunities May Be Available, Subject To Applicable Approvals. Flexible MO Zoning Supports A Variety Of Professional, Educational And Institutional Uses. Adjoining Space On The Same Floor May Also Be Available For Users Requiring A Larger, Combined Office. Newly Improved Price-Move In, Establish Your Business And Start Building Equity.

## FEATURES

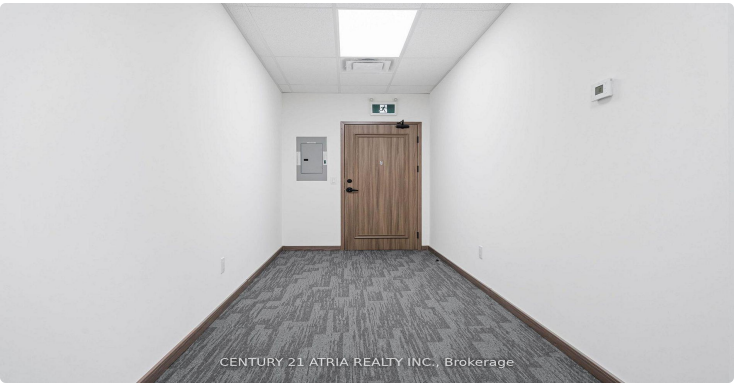
✓ New Build

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Office            |
| LISTING STATUS | For Sale          |
| PROPERTY TYPE  | Office            |
| AGE            | New years         |
| ANNUAL TAX     | \$9,782           |
| POSTAL CODE    | M2H 3P8           |
| NEIGHBOURHOOD  | Hillcrest Village |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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