



T-ONE GROUP REALTY INC., Brokerage
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FOR SALE

OFFICE

MLS# C13775884

15 Wellesley Street W 318-319, Toronto, ON M4Y 1E8

Bay Street Corridor, Toronto · M4Y 1E8

C\$ 799,000

0	0	1,170	—	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Downtown Toronto Office Opportunity At 15 Wellesley St W! Units 318 & 319 (Units 18 & 19) Are Being Offered Together, Featuring A Functional And Versatile Office Layout In A Approximately 4-Year-Old Building At One Of The Most Coveted Downtown Locations. Just Steps To Wellesley Subway Station, Yonge Street, And The Vibrant Yonge & Wellesley Corridor, Surrounded By Major Condo Residences, Restaurants, Cafés, Shops, And Everyday Amenities.All Office Units Are Located On The 2nd And 3rd Floors Of A 60-Storey Residential Building, With A Separate Lobby And Dedicated Elevators Serving The Commercial Office Floors, Providing Excellent Privacy And Convenience For Office Users And Clients.The Building Is Home To A Strong Mix Of Professional And Medical-Oriented Businesses, Including Regus, Bay & Wellesley Dental, Plastic Skin Surgery Clinic, The Mortgage Centre, And Afiya Pharmacy, Adding To The Building's Established Professional Environment.Two Underground Parking Spaces Included. Currently Operated As A Pilates Studio; Buyer To Assume The Existing Tenant, Offering An Immediate Investment Opportunity With Existing Tenancy In Place.A Rare Opportunity To Own Two Adjacent Commercial Office Units In The Heart Of Downtown Toronto - Ideal For Investors, Professional Users, Medical/Wellness Operators, Or End Users Seeking A Prime Yonge & Wellesley Location.Excellent Location. Established Professional Building. Two Units Combined. Two Parking Spaces. Don't Miss This Opportunity!

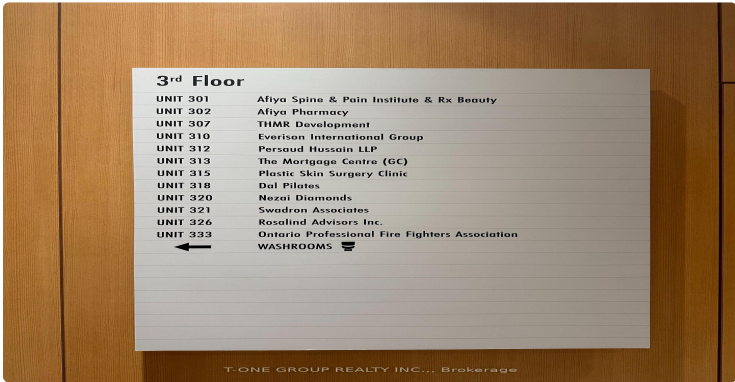
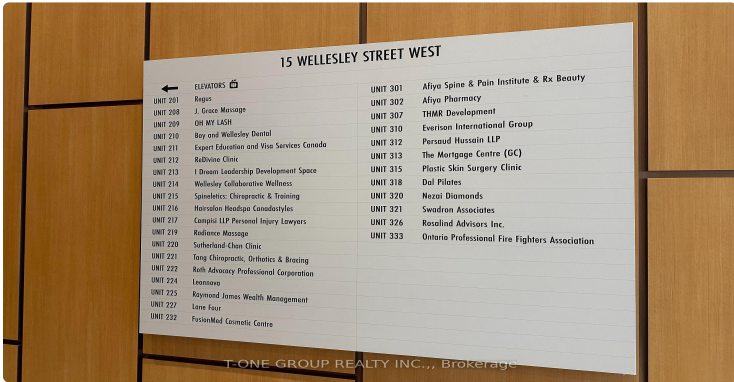
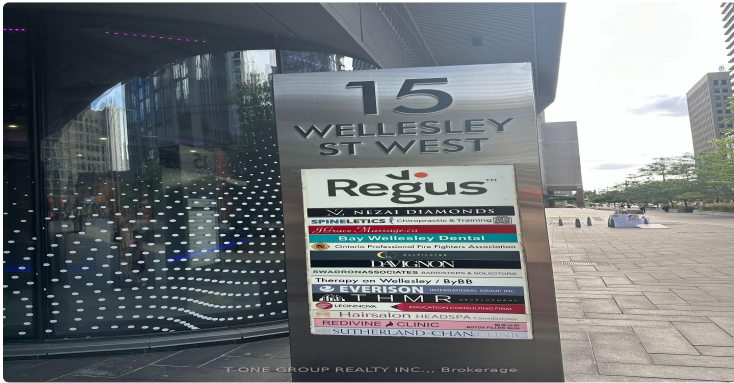
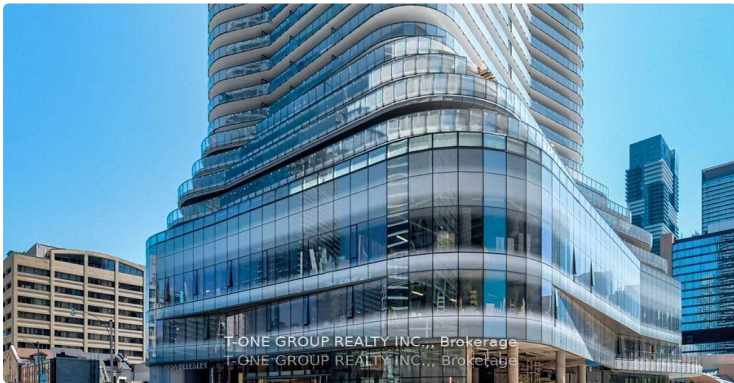
FEATURES

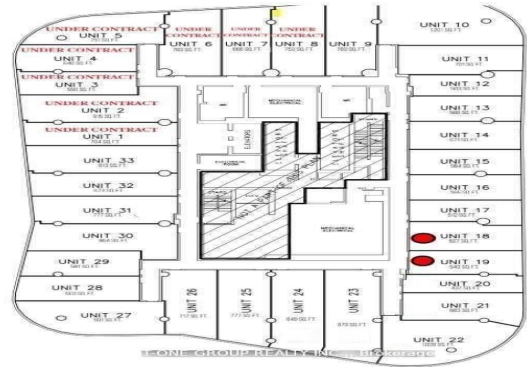
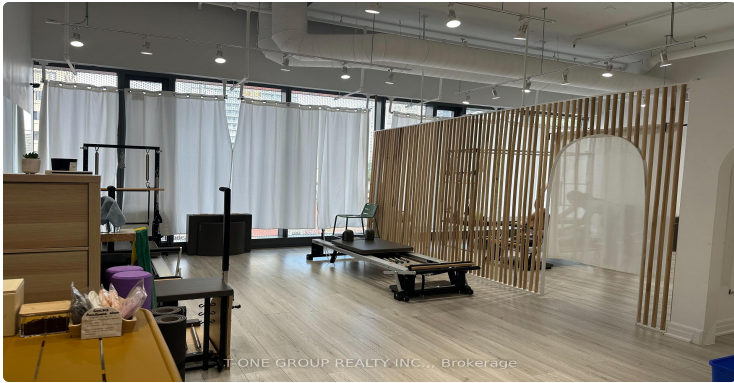
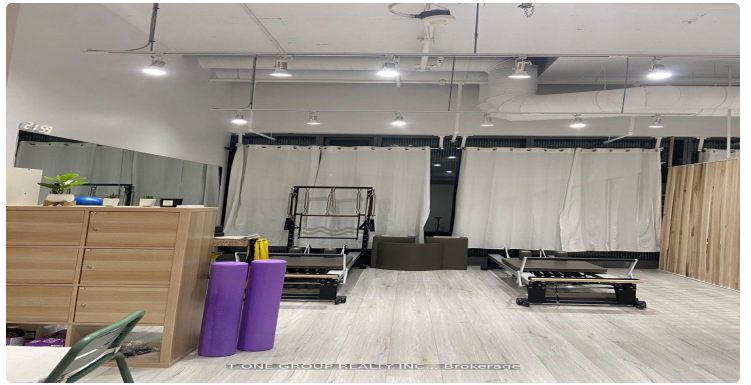
✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
AGE	0-5 years
ANNUAL TAX	\$15,326
POSTAL CODE	M4Y 1E8
NEIGHBOURHOOD	Bay Street Corridor

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.