



FOR SALE

COMMERCIAL RETAIL

MLS# C13793704

# 35 Sheppard Avenue E, Toronto, ON M2N 2Z8

Willowdale East, Toronto · M2N 2Z8

C\$ 3,190,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 3,275 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Prime Commercial Investment Opportunity In The Highly Sought-After Yonge & Sheppard Corridor In North York. Exceptional Location With High Pedestrian Traffic And Excellent Street Visibility, Ideal For Retail Or Professional Use. Steps To Sheppard-Yonge Station With Access To both TTC Subway Lines 1 & 4, Offering Outstanding Transit Connectivity And Consistent Commuter Flow. Surrounded By High-Density Residential Towers, Office Buildings, And Established Retail, Providing A Strong Built-In Customer Base And Diverse Tenant Environment With Low Vacancy Risk. Convenient Access To Highway 401 Enhances Accessibility Across The GTA. Commercial Condominium Units Featuring Direct Elevator Access To Underground Parking For Added Convenience. \*Parking available at additional cost.\*Property offered under Power of Sale With Flexible Financing-60-70% Vendor Take-Back (VTB) May Be Available For Qualified Buyers.

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Commercial Retail |
| LISTING STATUS | For Sale          |
| PROPERTY TYPE  | Commercial Retail |
| ANNUAL TAX     | \$49,556          |
| POSTAL CODE    | M2N 2Z8           |
| NEIGHBOURHOOD  | Willowdale East   |

GALLERY



## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.