



FOR SALE

TRIPLEX

MLS# C13808146

204 Sheppard Avenue W, Toronto, ON M2N 1N1

Lansing-Westgate, Toronto · M2N 1N1

C\$ 2,588,000

7	3	1,750	13	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to own a well-maintained, newer mixed-use building (built in 2004) in the highly sought-after Yonge & Sheppard corridor, just a short walk to the Yonge-Sheppard subway station and minutes from Highway 401. Zoned for both commercial and residential use, this versatile property offers exceptional flexibility for investors, owner-users, and future redevelopment opportunities. The building features three self-contained levels with separate entrances, each approximately 962 sq. ft. The main floor boasts 9-foot ceilings and pot lights throughout, while the second floor offers abundant natural light through a skylight. The lower level features 8-foot ceilings and eight large above-grade windows, creating a bright and functional space. Situated on a generous lot with 13 parking spaces, the property is ideal for a wide range of professional and commercial uses, including medical, legal, educational, and consulting offices, while also accommodating residential occupancy. Generate income from up to three separate units plus parking rentals, or occupy part of the building while leasing the remainder. Located in the heart of North York's rapidly evolving downtown core, the property is surrounded by numerous approved and proposed residential and commercial developments, with convenient access to two subway lines. Recent upgrades include a new gas furnace and central air conditioner (2025).An exceptional opportunity to invest, operate, or position yourself for future growth in one of Toronto's most dynamic urban centers.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	1500-2000 sqft
PARKING	13 spaces
ANNUAL TAX	\$10,696
POSTAL CODE	M2N 1N1
NEIGHBOURHOOD	Lansing-Westgate

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	—	Ceramic Floor, Ceramic Backsplash, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Ground	—	Laminate, Open Concept, Combined w/Living
Living Room	Ground	—	Laminate, Open Concept, Combined w/Dining
Bedroom	Ground	—	Laminate, Window, Closet
Bedroom 2	Ground	—	Laminate, Window, Closet
Bedroom 3	Ground	—	Laminate, Window, Closet
Kitchen	Second	—	Ceramic Floor, Ceramic Backsplash, Open Concept
Living Room	Second	—	Broadloom, Open Concept, Combined w/Dining
Dining Room	Second	—	Broadloom, Open Concept, Combined w/Living
Bedroom 4	Second	—	Broadloom, Window, Closet
Bedroom 5	Second	—	Broadloom, Window, Closet
Bedroom	Second	—	Broadloom, Window, Closet
Kitchen	Basement	—	Ceramic Floor, Ceramic Backsplash, Open Concept
Living Room	Basement	—	Ceramic Floor, Open Concept, Combined w/Dining
Dining Room	Basement	—	Ceramic Floor, Ceramic Backsplash, Open Concept
Bedroom	Basement	—	Ceramic Floor, Window

GALLERY





LISTING AGENT

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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.