



FOR LEASE

SEMI-DETACHED

MLS# C13872654

33 Hillside Avenue W, Toronto, ON M5P 1E9

Yonge-Eglinton, Toronto · M5P 1E9

C\$ 6,000/mo

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

ABOUT THIS PROPERTY

Prime Yonge & Eglinton Commercial Opportunity!Position your business in one of Toronto's most vibrant and highly sought-after neighbourhoods without the premium cost of a Yonge Street address. This exceptional property offers the perfect balance of visibility, convenience, and value, making it an outstanding opportunity for professional offices, medical or wellness practitioners, consultants, designers, boutique agencies, or a wide variety of service-based businesses.Originally a family home, the property has been meticulously maintained and thoughtfully converted into professional office space, reflecting years of pride of ownership. The warm, inviting atmosphere creates a welcoming environment for both clients and employees while maintaining the functionality today's businesses demand.Located just steps from the heart of Yonge & Eglinton, you'll enjoy immediate access to an incredible selection of restaurants, cafés, retail shopping, banks, fitness facilities, and everyday amenities. The TTC subway and the Eglinton Crosstown LRT are only a short walk away, providing outstanding accessibility for staff and clients from across the city.A rare feature in this neighbourhood, the property includes parking for three vehicles, eliminating one of the biggest challenges of operating a business in midtown Toronto. At the rear, a charming, maintenance-free backyard offers an ideal outdoor space for staff breaks, informal meetings, or simply a quiet retreat during the workday.Whether you're expanding your business, relocating to a prestigious Midtown address, or looking for an attractive alternative to high-rise office space, this turnkey property offers exceptional flexibility, character, and long-term value in one of Toronto's strongest commercial locations. A truly unique opportunity in the heart of Yonge & Eglinton.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Lease
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
POSTAL CODE	M5P 1E9
NEIGHBOURHOOD	Yonge-Eglinton

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX HALLMARK REALTY LTD.

Email: pshaganenko@gmail.com

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