



FOR SALE

OFFICE

MLS# C13882720

# 220 Duncan Mill Road 406, Toronto, ON M3B 3J5

St. Andrew-Windfields, Toronto · M3B 3J5

C\$ 360,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 836   | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Bright, Turnkey Office Condo Offering Exceptional Value In A Prime Location. Enjoy BeautifulRavine Views, Abundant Natural Light And A Thoughtfully Designed Workspace Enhanced WithPersonal Touches And Artwork Throughout. The Suite Features A Large Communal Workspace With AGlass-Partitioned Boardroom, Ample Storage And A Dedicated Kitchenette, Making It Truly Move-InReady For An Owner-Occupier Or Investor. Public Washrooms Are Conveniently Located On TheFloor, And Two Underground Parking Spaces Are Included. All-Inclusive Maintenance Fees Of\$1,090.22/Month Cover Hydro, Gas And Water, Building Insurance, Property Management, SecurityStaff And Monitoring, Intercom, Garbage Removal, Common Element Maintenance And Realty Taxes,Reserve Fund Contributions, And Shared Facility Costs Under The Building's ReciprocalAgreement. Your Only Separate Costs Are Your Own Unit Property Taxes, Contents Insurance AndInternet. Set In A Beautiful Office Building With Excellent Access To Major Roads And PublicTransit, This Is A Rare Chance To Own A Polished, Low-Hassle Professional Space.

## PROPERTY DETAILS

|                |                       |
|----------------|-----------------------|
| PROPERTY TYPE  | Office                |
| LISTING STATUS | For Sale              |
| PROPERTY TYPE  | Office                |
| ANNUAL TAX     | \$2,468               |
| POSTAL CODE    | M3B 3J5               |
| NEIGHBOURHOOD  | St. Andrew-Windfields |

GALLERY



## LISTING AGENT

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**Pavel Shaganenko**

REALTY WEALTH GROUP INC.

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