



FOR SALE

OFFICE

MLS# C14098972

137 Sheppard Avenue E, Toronto, ON M2N 3A6

Willowdale East, Toronto · M2N 3A6

C\$ 2,489,000

0	2	1,480	—	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

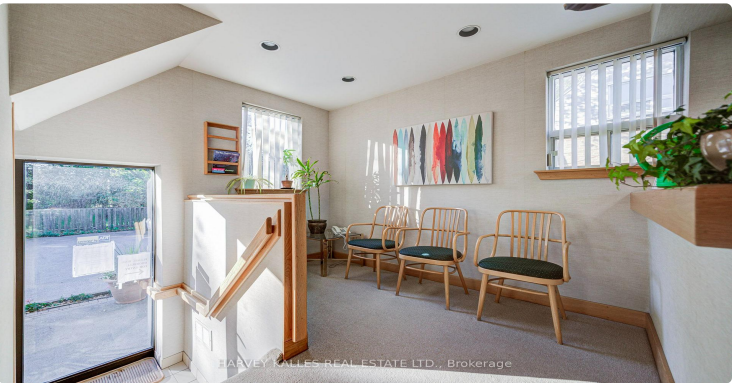
ABOUT THIS PROPERTY

Freestanding office with 11 parking spaces, steps east of Yonge and Sheppard. This two-storey brick building offers approx. 1,480 sq ft above grade plus a 750 sq ft finished lower level, a rare combination in the heart of North York Centre. Step out into the energy of Yonge and Sheppard: Sheppard-Yonge station (Lines 1 and 4), the offices, shops and restaurants of North York Centre, and Hwy 401 minutes away, with the Willowdale park path and Glendora Park close by. C7 zoning permits a broad range of uses, including professional and medical office, retail, personal service, residential and live/work, making it a compelling option for a practitioner who wants to work and live under one roof. Currently tenanted, with income in place and flexibility for a future owner-occupier. Within the North York Centre Secondary Plan review area, where the draft plan proposes mid-rise heights along Sheppard. Buyer to verify zoning, permitted uses, planning status and measurements.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
AGE	31-50 years
ANNUAL TAX	\$32,048
POSTAL CODE	M2N 3A6
NEIGHBOURHOOD	Willowdale East

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.