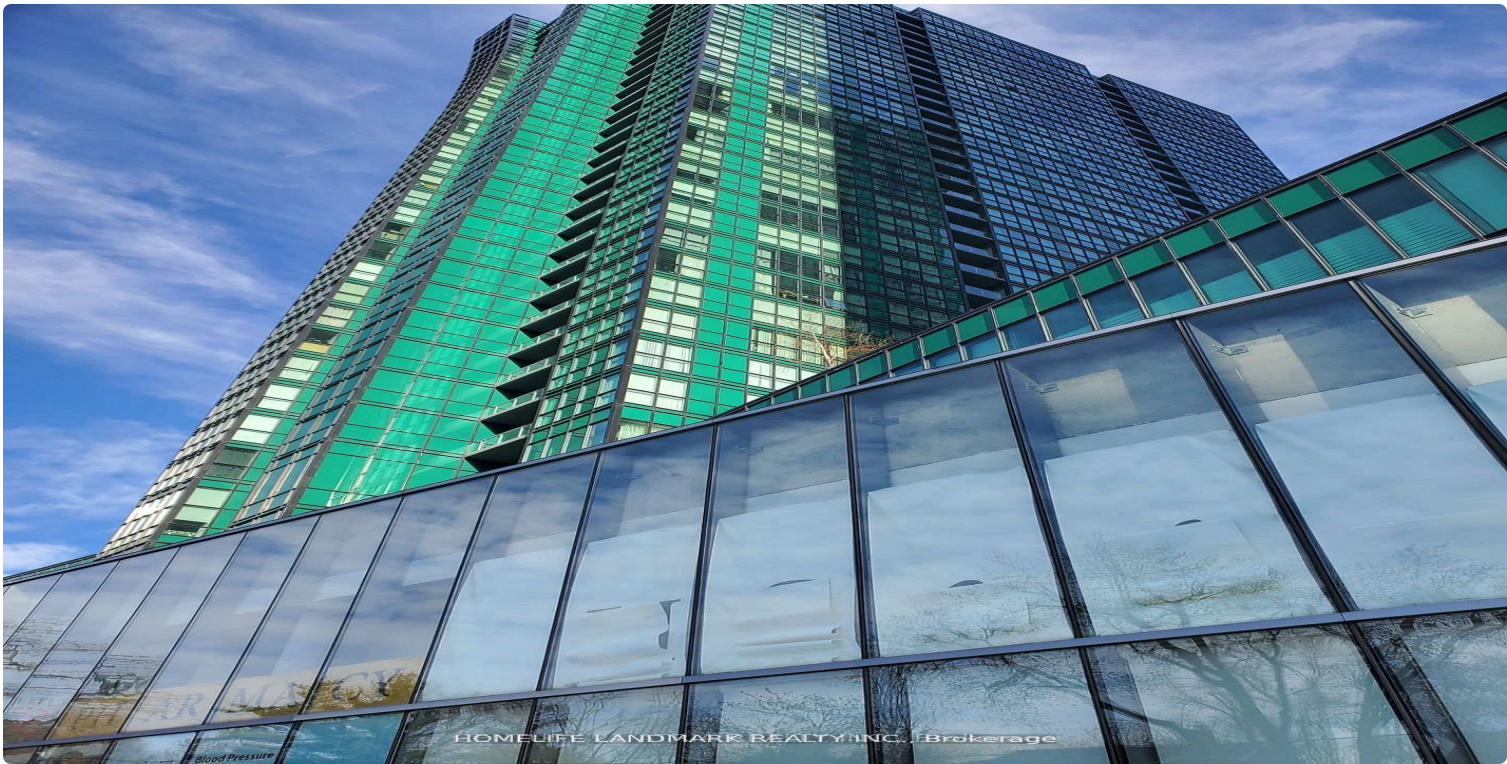




FOR SALE

OFFICE

MLS# C14115496

4750 YONGE Street 349, Toronto, ON M2N 5M6

Lansing-Westgate, Toronto · M2N 5M6

C\$ 180,000

0	0	354	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

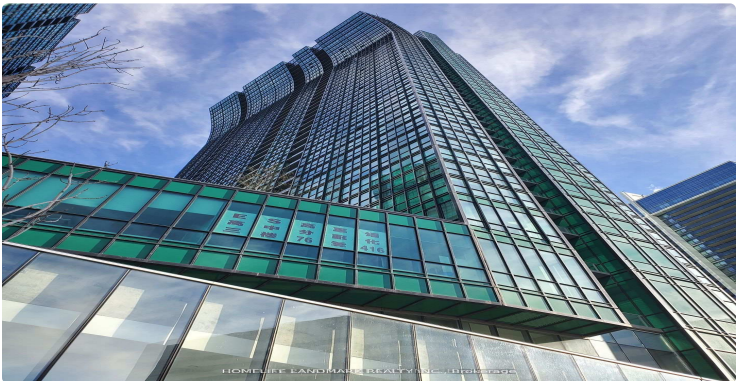
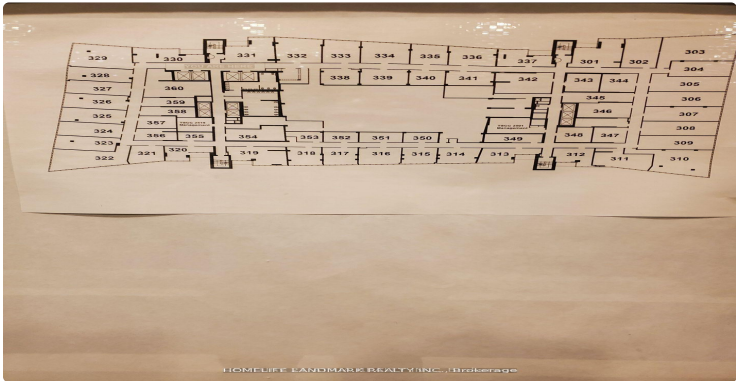
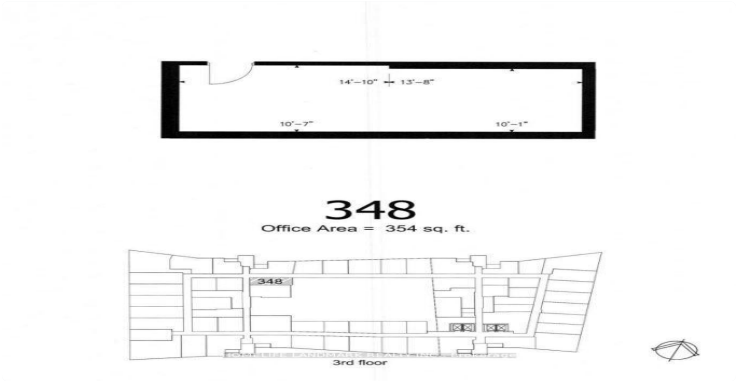
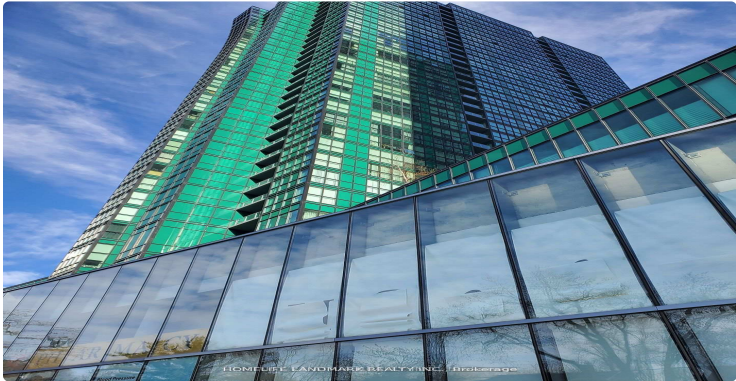
ABOUT THIS PROPERTY

Located at the highly desirable intersection of Yonge Street and Sheppard Avenue, this well-maintained third-floor office offers a clean, professional environment ideal for a wide range of business uses. The space features excellent lighting, creating a bright and welcoming atmosphere, while the efficient layout maximizes functionality for both individual work and collaborative activities. Surrounded by a diverse mix of professionals-including legal, accounting, financial, mortgage, wellness, medical, and dental practitioners-this unit is well-suited for businesses seeking a reputable and synergistic setting. The location provides exceptional convenience, with immediate access to public transit, bus stops, restaurants, shopping, and nearby amenities such as gyms and quick connections to Highway 401. The building is modern and secure, offering a comfortable lobby and professional on-site management. Additional features include HVAC heating and cooling for year-round comfort. The unit is currently tenanted at \$1,200 per month, with the new owner to assume the existing tenant. Overall, this is a practical, strategically located office space ideal for investors or business owners seeking a central, professional workspace.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$1,599
POSTAL CODE	M2N 5M6
NEIGHBOURHOOD	Lansing-Westgate

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE LANDMARK REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.