

FOR SALE | OFFICE | MLS# C14150476

209 Wicksteed Avenue Unit 33, Toronto, ON M4G 2C1

Leaside, Toronto · M4G 2C1

C$ 699,000

0	0	966	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to acquire a turnkey commercial space in Leaside's premier business district, Wicksteed Business Park. Approximately 966 sq. ft. of versatile, clear-span ground-floor space featuring soaring 12-ft exposed ceilings, industrial spiral ductwork, linear architectural lighting and durable polished concrete floors. An adjoining unit is also available, with the option to combine Units 32 and 33 for a total of approximately 1,932 sq. ft., creating a substantially larger and highly adaptable commercial space. Currently configured as a fitness and wellness studio, the space features a renovated bathroom, private treatment room and mirrored wall. Flexible E 1.0 zoning supports a variety of potential uses, including a wellness studio, creative studio, professional offices, specialty retail, food production and other commercial applications. Ground-floor direct access and dedicated on-site surface parking provide added convenience for staff and visitors. Ideally positioned near Laird Drive, Laird Station on the Eglinton Crosstown LRT, the DVP and Highway 401, with easy access to SmartCentres Leaside, specialty cafés, fitness destinations and other neighbourhood amenities. Buyers to verify permitted use, zoning requirements and unit combination feasibility.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	$6,518
POSTAL CODE	M4G 2C1
NEIGHBOURHOOD	Leaside

GALLERY


209 Wicksteed Ave.
ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

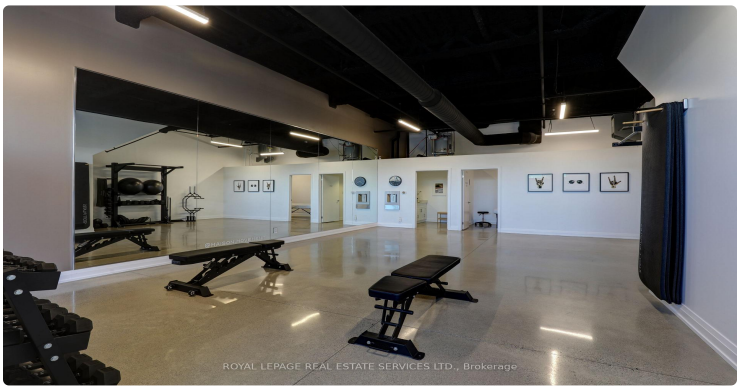

MAISON MOVEMENT
33
49
ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

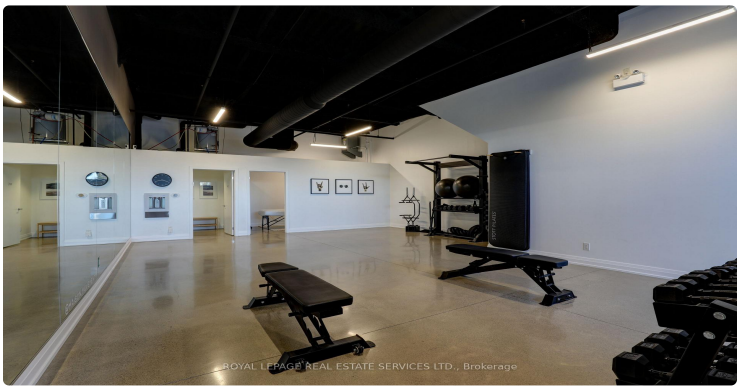

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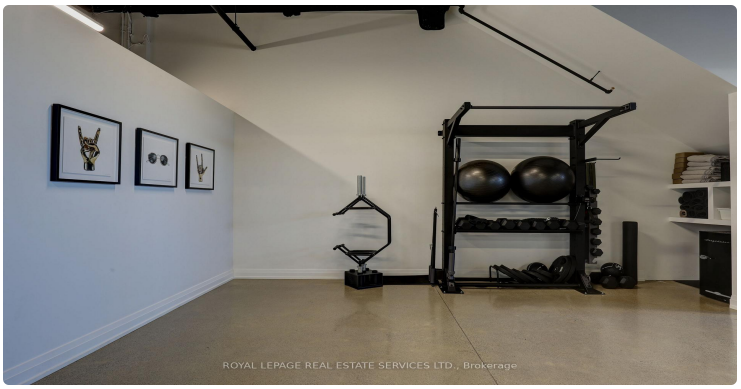

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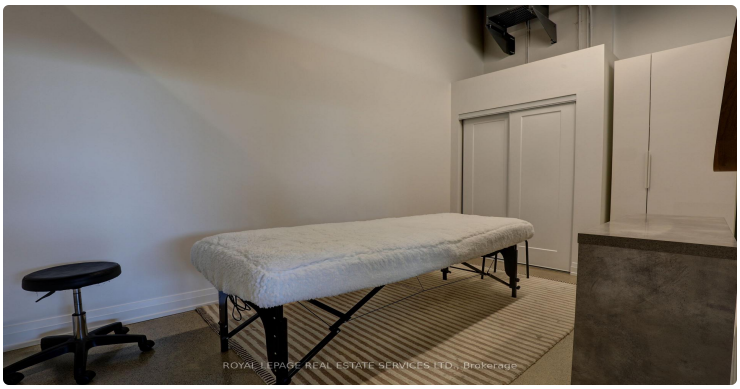

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33
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ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage


TREATMENT ROOM
ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage


33
ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage


ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage


209 Wicksteed Ave.
25

LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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Prepared for you on November 5, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.