

FOR SALE | OFFICE | MLS# C14151394

209 Wicksteed Avenue Unit 32 & 33, Toronto, ON M4G 2C1

Leaside, Toronto · M4G 2C1

C$ 1,398,000

0	0	1,932	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

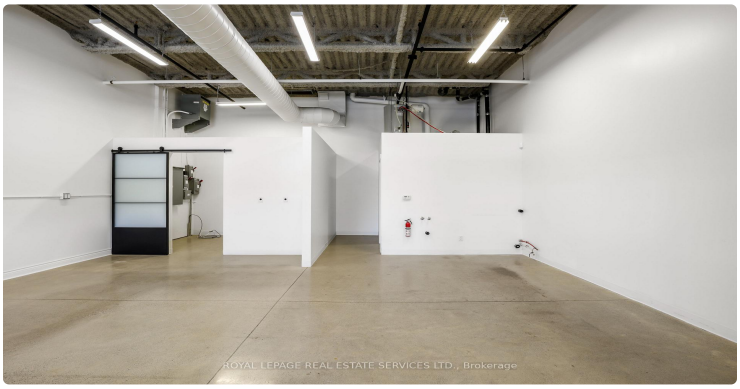
Design and build the ultimate commercial space to meet your needs - this is a rare opportunity to acquire approximately 1,932 sq. ft. of versatile space in Leaside's premier commercial business district, Wicksteed Business Park. Combining Units 32 and 33, this expansive ground-floor space offers a flexible, thoughtfully configured layout featuring two separate front entrance doors, soaring 12-ft exposed ceilings, industrial spiral ductwork, linear architectural lighting and durable polished concrete floors. The space offers an inviting open-concept area, multiple private workspaces and/or treatment rooms, two washrooms, including a renovated bathroom, and a mirrored wall. Flexible E 1.0 zoning supports a variety of potential uses, including wellness and fitness studios, medical and professional offices, creative studios, 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. An exceptional opportunity to secure a substantial, adaptable commercial footprint in a highly marketable Leaside location. Buyers to verify permitted use and zoning requirements. This is a build-to-suit opportunity, buyers must combine units 32 and 33 as per condo board rules and regulations.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	$12,412
POSTAL CODE	M4G 2C1
NEIGHBOURHOOD	Leaside

GALLERY


ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

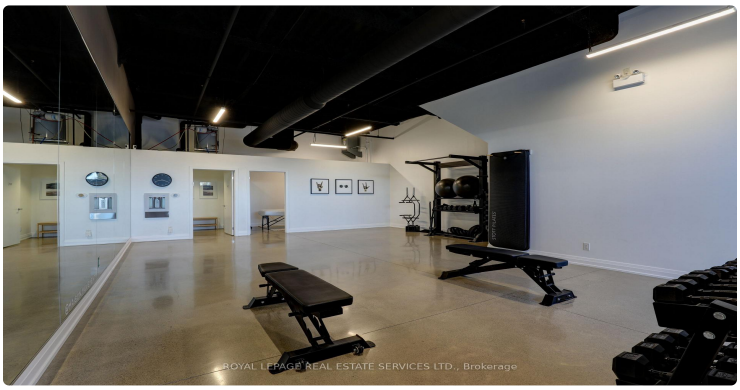

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LISTING AGENT

Pavel Shaganenko

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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.