



FOR SALE

OFFICE

MLS# E13224796

# 4002 Sheppard Avenue E 412, Toronto, ON M1S 4R5

Agincourt South-Malvern West, Toronto · M1S 4R5

C\$ 418,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 0         | 1,124 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

Rare Opportunity To Acquire A Fully Built-Out Medical/Dental Office In A Well-Established Professional Building At Sheppard & Kennedy. Functional Layout Featuring Reception Area, Multiple Treatment Rooms, Sterilization Room, Private Office And Waiting Area. Bright Corner Unit With Large Windows And Abundant Natural Light. Existing Medical Infrastructure In Place, Ideal For Dental, Medical, Specialist, Wellness, Therapy And Professional Practices. Conveniently Located Near TTC, Major Roadways, Retail Amenities And Dense Residential Communities. Well-Maintained Building With Elevator Access And Ample Surface Parking.

## PROPERTY DETAILS

|                |                                 |
|----------------|---------------------------------|
| PROPERTY TYPE  | Office                          |
| LISTING STATUS | For Sale                        |
| PROPERTY TYPE  | Office                          |
| ANNUAL TAX     | \$3,733                         |
| POSTAL CODE    | M1S 4R5                         |
| NEIGHBOURHOOD  | Agincourt South-Malvern<br>West |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

FIRST CLASS REALTY INC.

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