



FOR SALE OFFICE MLS# E13524206

1585 Markham Road 309, Toronto, ON M1B 0B3

Malvern, Toronto · M1B 0B3

C\$ 455,000

0	0	1,001	—	6-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

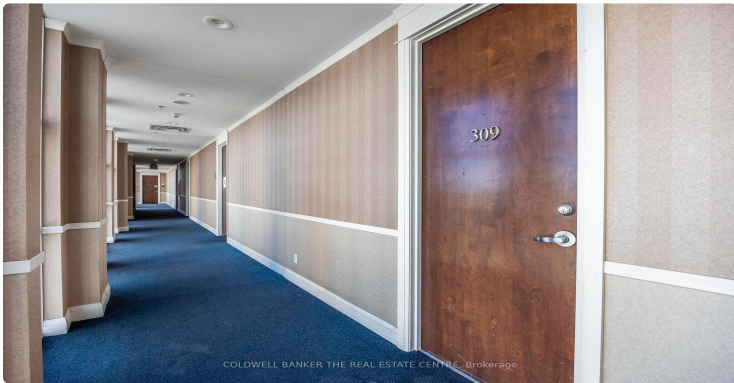
ABOUT THIS PROPERTY

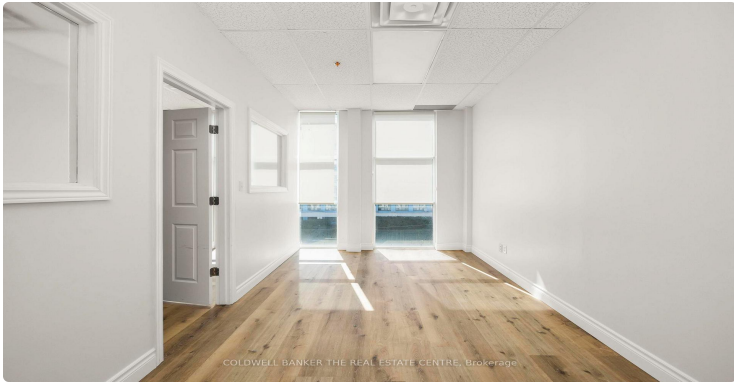
Excellent opportunity to own a bright and well-located commercial office unit at 1585 Markham Road, Unit 309. The space features a functional layout with two separate rooms plus a welcoming entry/reception area, offering flexibility for a variety of professional office users. Large windows provide plenty of natural light, creating a bright and comfortable working environment. A standout feature of this property is the inclusion of **three exclusive parking spaces**, providing added convenience for owners, staff and clients. Ideally located with excellent access to major roads, transit, Highway 401 and surrounding amenities. The unit is currently tenanted and generating an attractive **6% CAP rate**, making this a strong turnkey opportunity for investors seeking immediate income. For owner-users, the **tenant can vacate upon request**, offering flexibility to occupy the space based on the buyer's needs. A great opportunity for both investors and businesses looking to secure their own commercial space in a convenient Scarborough location.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
AGE	6-15 years
ANNUAL TAX	\$5,029
POSTAL CODE	M1B 0B3
NEIGHBOURHOOD	Malvern

GALLERY





LISTING AGENT

Pavel Shaganenko

COLDWELL BANKER THE REAL ESTATE CENTRE

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.