



FOR SALE

COMMERCIAL RETAIL

MLS# E13713068

3445 Sheppard Avenue E R-07, Toronto, ON M1T 3K5

Tam O'Shanter-Sullivan, Toronto · M1T 3K5

C\$ 621,000

0	0	578	—	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****Prime Scarborough Commercial Opportunity!**** Brand-new ground-floor commercial unit at the busy intersection of ****Sheppard Ave E & Warden Ave****, offering excellent exposure and signage opportunities. Featuring a ****14-ft ceiling**** and shell condition, the space is ready to be customized to suit your business needs. Suitable for a variety of permitted uses, including ****retail, professional/medical offices, financial institutions, personal services, daycare, education/training, and restaurants****. Multiple client parking spaces available. Just steps to ****TTC**** and minutes to ****Hwy 401 & 404****, with strong residential density and daily traffic surrounding the property. An excellent opportunity to establish your business in a highly visible and accessible Scarborough location.

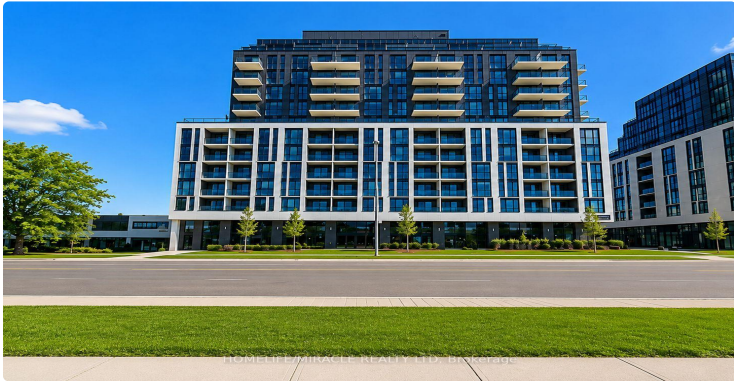
FEATURES

✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
AGE	0-5 years
ANNUAL TAX	\$1,974
POSTAL CODE	M1T 3K5
NEIGHBOURHOOD	Tam O'Shanter-Sullivan

GALLERY



LISTING AGENT

Pavel Shaganenko

HOMELIFE/MIRACLE REALTY LTD

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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.