



FOR SALE

OFFICE

MLS# W13026858

1275 Finch Avenue W 709, Toronto, ON M3J 0L5

York University Heights, Toronto · M3J 0L5

C\$ 414,900

0	0	1,440	—	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An exceptional opportunity to acquire a 1,400 sq. ft. commercial condo in shell condition at 1275 Finch Ave W., offering maximum flexibility for owner-users, medical professionals, and investors seeking control and long-term upside. Located on the 7th floor, Unit 709 features expansive windows and an elevated vantage point that delivers abundant natural light, privacy, and a professional atmosphere ideal for client-facing businesses. The shell configuration provides a true blank canvas, allowing for efficient build-out tailored to your operational needs, branding, and workflow. The building supports a strong ecosystem of medical, professional, and service-based users, complemented by a two-level retail concourse that drives daily traffic and enhances convenience for both staff and clients. Available underground parking for rent or purchase further strengthens usability and accessibility. Positioned steps from Finch West LRT and the Keele subway corridor, the property benefits from excellent transit connectivity, surrounding residential density, and continued long-term area growth. This is a high-demand commercial node with improving infrastructure and evolving positioning. Offered as part of a coordinated clearance strategy, this unit presents a rare opportunity to acquire space within the building at attractive pricing relative to replacement cost, with the added advantage of flexibility in timing, use, and future positioning. Ideal for: Medical and wellness clinics, Professional offices and consulting firms, Owner-users seeking long-term control Investors targeting value-add and leasing potential. A compelling opportunity to secure, design, and position your space within a well-connected and evolving commercial hub.

FEATURES

✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
AGE	New years
ANNUAL TAX	\$6,421
POSTAL CODE	M3J 0L5
NEIGHBOURHOOD	York University Heights



Why This Building?

1 block to Metro/LRT & high-density commercial growth corridor.





STRATEGIC LOCATION + POSITIONING

Maple Leaf Square 1200 - 1200 Square Feet



Use Case #1

Ideal for medical and healthcare users



MEDICAL / HEALTH SERVICES HUB

Maple Leaf Square 1200 - 1200 Square Feet

Use Case #2

Ideal for lawyers, accountants, consultants, and service professionals



PROFESSIONAL OFFICE ENVIRONMENT

Maple Leaf Square 1200 - 1200 Square Feet

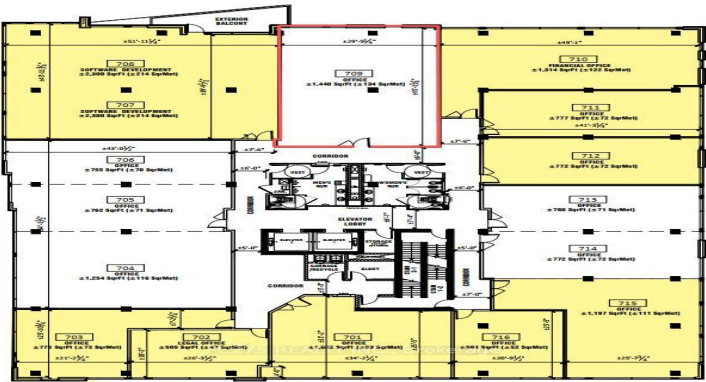
Use Case #3

Ideal for investors and owner-users seeking control and long-term upside



OWNER-USER + INCOME OPPORTUNITY

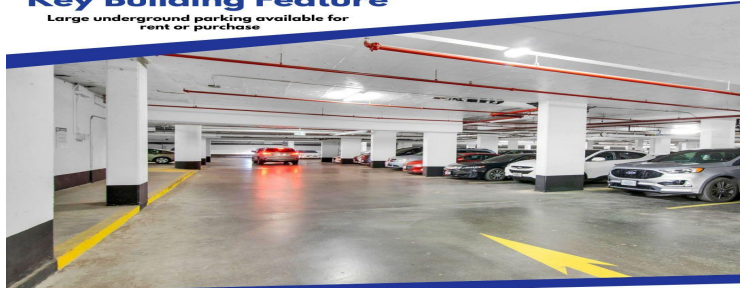
Maple Leaf Square 1200 - 1200 Square Feet





Key Building Feature

Large underground parking available for rent or purchase



PARKING GARAGE FOR STAFF AND CUSTOMERS

1275 FINCH AVENUE W 709, TORONTO, ON M3J 0L5

LISTING AGENT

Pavel Shaganenko

PC275 REALTY INC.

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.