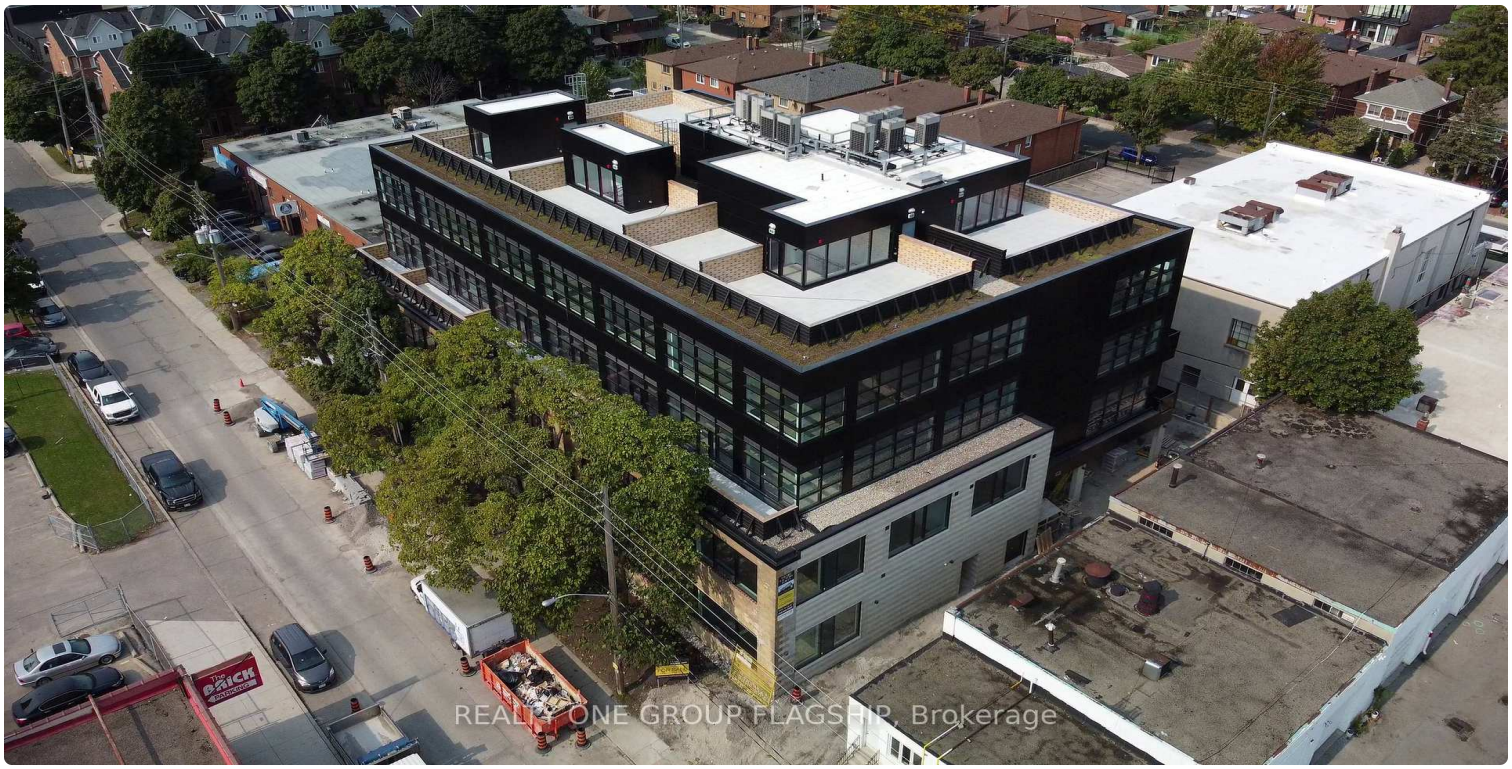

FOR SALE | OFFICE | MLS# W13540188

300 Geary Avenue 404, Toronto, ON M6H 2C5

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 2C5

C$ 1,479,000

0	0	1,487	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Unlock the potential of your business in one of Toronto's most inspiring commercial ownership opportunities. Located within the coveted Geary Factory Lofts, this bright and versatile shell unit offers a rare chance to create a workspace that is entirely your own. Bathed in beautiful natural light from oversized industrial-style windows, the space provides an exceptional foundation for entrepreneurs, creatives, designers, makers, and growing businesses seeking a distinctive environment that reflects their vision. Purposefully delivered as a blank canvas, this unit invites complete customization-design, build, and finish the space to suit your exact needs and aesthetic. Whether you're envisioning a private studio, collaborative office, showroom, workshop, or hybrid creative headquarters, the possibilities are endless. Situated in the heart of Toronto's dynamic Geary Avenue district, Geary Factory Lofts is a thoughtfully designed commercial condominium community that celebrates innovation, craftsmanship, and entrepreneurship. The restored heritage facade, soaring ceilings, exposed industrial character, and contemporary architectural elements create a truly unique ownership experience. Unit owners enjoy access to premium shared amenities including a fitness facility with shower, communal kitchen, bike storage, outdoor gathering spaces, secure parcel room, modern elevator access, and smart-building technology with high-speed connectivity and video surveillance. Surrounded by some of the city's most exciting independent businesses, breweries, galleries, studios, and restaurants, this is more than just a workspace-it's an opportunity to become part of one of Toronto's most vibrant and rapidly evolving creative communities. Units are sold in as-is condition and unfurnished. Separately metered utilities (hydro and water). A rare opportunity to own and create in the heart of Geary Avenue.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	$13,278
POSTAL CODE	M6H 2C5
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

LISTING AGENT

Pavel Shaganenko

REALTY ONE GROUP FLAGSHIP

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.