



INTERNATIONAL REALTY FIRM, INC., Brokerage

FOR SALE

OFFICE

MLS# W13719938

3555 Lake Shore Boulevard W, Toronto, ON M8W 1P4

Long Branch, Toronto · M8W 1P4

C\$ 4,195,000

0	0	6,200	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

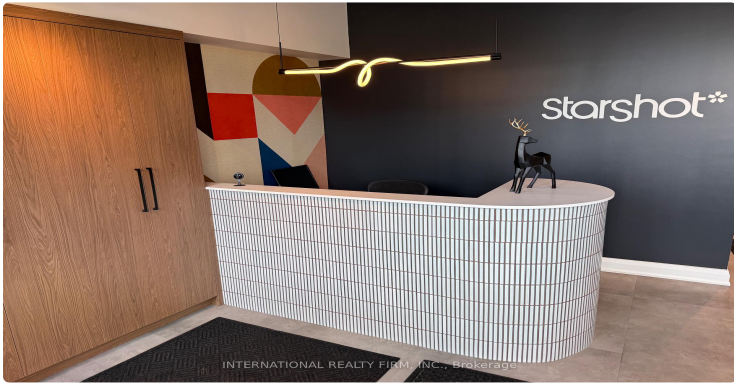
ABOUT THIS PROPERTY

Rarely does an offering of this caliber come to market. An exceptional opportunity to acquire a freestanding, freehold two-storey commercial office building in Etobicoke's established Long Branch district. The property offers approximately 6,200 sq. ft. of finished, vacant space on approximately 0.27-acre site (plus parking lot at the rear of 139' x 78'. 2 separate PIN's) providing an outstanding opportunity for an owner-user, professional firm, medical user or investor seeking a high-quality standalone commercial property. Extensive, professionally curated renovations were completed in 2025, representing an investment of over \$500,000 and transforming the property into a virtually brand-new facility. The building showcases exceptional quality finishes and modernized interior and exterior improvements, offering a truly turnkey environment where a user can walk in, turn on the lights and begin operating. Any company would be proud to call this impressive property its place of business. The efficient two-storey configuration offers approximately 3,100 sq. ft. per floor and provides flexibility for a single user, multiple users or an owner-user seeking to occupy one portion while leasing the balance, subject to permitted uses. A significant advantage is the approximately 24 surface parking spaces, providing a level of on-site private parking rarely available for an office property of this size or location. The property also benefits from direct Lake Shore Boulevard West exposure and convenient access to the Gardiner Expressway, Highway 427 and TTC services. An extraordinary opportunity to acquire a substantially renovated, complete turnkey commercial property offering vacant possession, exceptional parking, premium finishes and a rare combination of quality, functionality and prominence in west Toronto.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$30,831
POSTAL CODE	M8W 1P4
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

Pavel Shaganenko

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