



FOR LEASE

COMMERCIAL RETAIL

MLS# W13769274

3299 Lake Shore Boulevard W 104, Toronto, ON M8W 1M8

Long Branch, Toronto · M8W 1M8

C\$ 25/mo

0	0	6,500	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

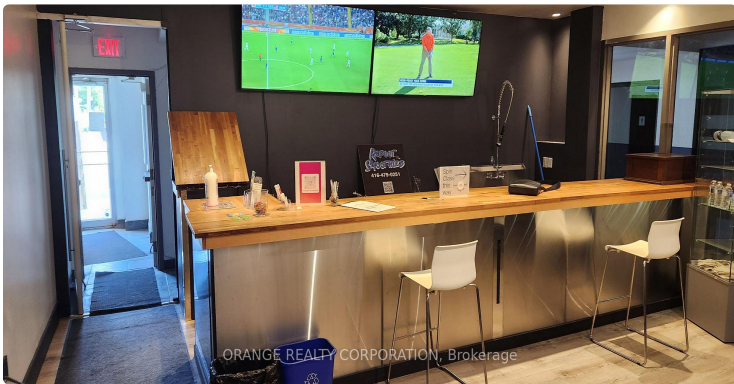
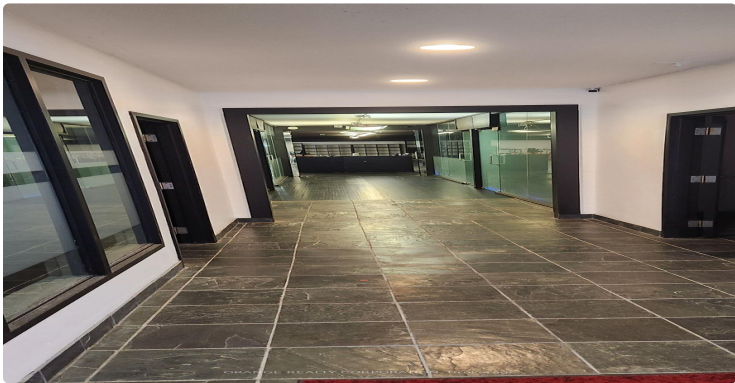
ABOUT THIS PROPERTY

Prime Location-Based Entertainment Venue 3299 Lake Shore Blvd W. Turnkey potential meets massive foot traffic in South Etobicoke. Positioned along vibrant Lake Shore Blvd West, this high-exposure commercial space offers the open floor plate, robust infrastructure, and ceiling clearance required for high-draw Location-Based Entertainment (LBE) concepts. Ideal Uses: Free-roam virtual reality (VR) arenas, high-tech escape rooms, golf/sports simulators, interactive tactical lounges, or boutique gaming hubs. Layout Ready: Wide, adaptable layout minimizing structural obstacles for free-roam tracking systems, simulator bays, or modular escape room sets. Power & Infrastructure: Heavy electrical service capability ready to support high-draw compute hardware, sensory rigs, projectors, and HVAC demands. Location & Demographics: High street visibility, immediate TTC transit access, strong local collegiate and young professional population, and minutes to the Gardiner Expressway. Capitalize on Toronto's surging experiential entertainment market. Long-term lease and build-out terms available. Large open bay area of 46' by 60', suitable for other uses such as retail and showroom

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$7
POSTAL CODE	M8W 1M8
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.