FOR LEASE | OFFICE | MLS# W13780792

258 Wallace Avenue Studio 6, Toronto, ON M6P 3M9

Dovercourt-Wallace Emerson-Junction, Toronto · M6P 3M9

C$ 750/mo

0	0	160	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A private 160 sq ft studio room at 258 Wallace Ave, a character employment building in the Junction Triangle that has long housed photographers, film and production crews, and creative professionals. Unit 6 is a long lockable room measuring approximately 23'9" x 6'9", freshly painted with laminate plank flooring and overhead lighting, suited to a content or podcast studio, an editing suite, a small workshop, an office, or secure storage for a creative business. One flat gross monthly rent with no additional rent, flexible 12 to 60 month terms, 24 hour access, common washrooms, and a common freight elevator. E2 employment zoning permits artist, production and performing arts studios, offices, service shops and software development. A short walk to Lansdowne Station on Line 2, with Dundas West Station, Bloor GO and UP Express minutes away. Eight additional rooms are available in the building, from 44 to 131 sq ft, so a growing practice can add space without moving. Vacant and available on 30 days notice.

PROPERTY DETAILS

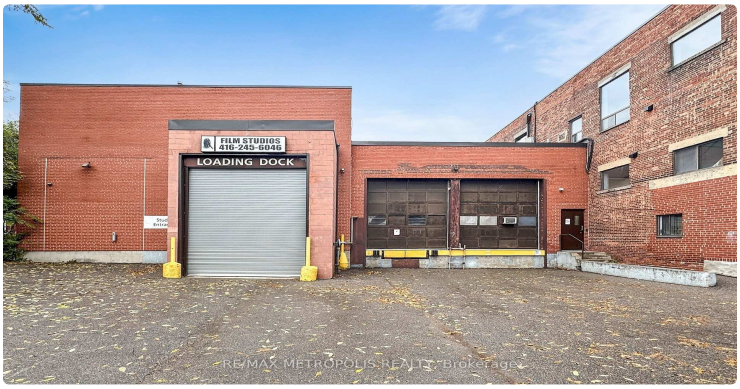
PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
POSTAL CODE	M6P 3M9
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY

RE/MAX METROPOLIS REALTY, Brokerage

RE/MAX METROPOLIS REALTY, Brokerage

RE/MAX METROPOLIS REALTY, Brokerage


FILM STUDIOS
416-245-6046
LOADING DOCK
RE/MAX METROPOLIS REALTY, Brokerage

LISTING AGENT

Pavel Shaganenko

RE/MAX METROPOLIS REALTY

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.