FOR LEASE | OFFICE | MLS# W13781136

258 Wallace Avenue Unit 109B, Toronto, ON M6P 3M9

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

C$ 725/mo

0	0	232	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

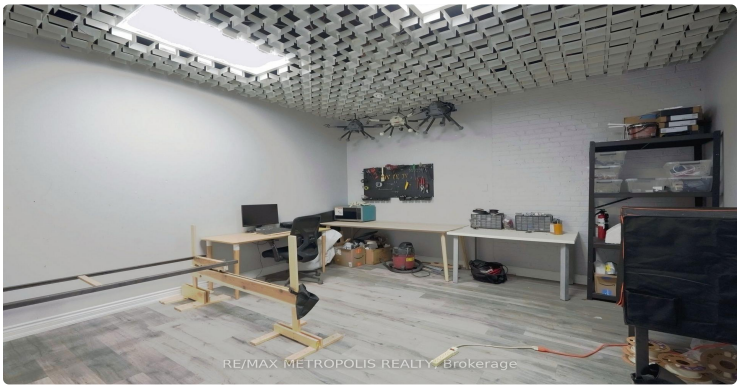
A private 232 sq ft studio room at 258 Wallace Ave, a character employment building in the Junction Triangle that has long housed photographers, film and production crews, and creative professionals. Unit 109B is an interior room off the main corridor with its own lockable entry, an exposed white-painted brick feature wall, laminate plank flooring, and a full sound-diffusing panel ceiling with bright overhead lighting, a natural fit for a recording or podcast studio, an edit 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. Twelve additional rooms are available in the building, from 44 to 257 sq ft. Available October 1, 2026.

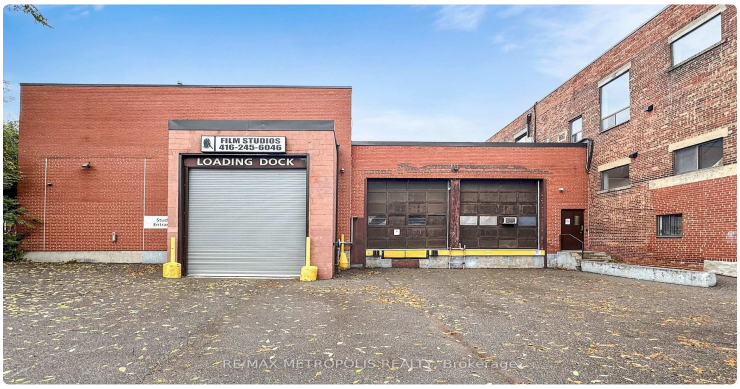
PROPERTY DETAILS

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


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

LISTING AGENT

Pavel Shaganenko

RE/MAX METROPOLIS REALTY

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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.