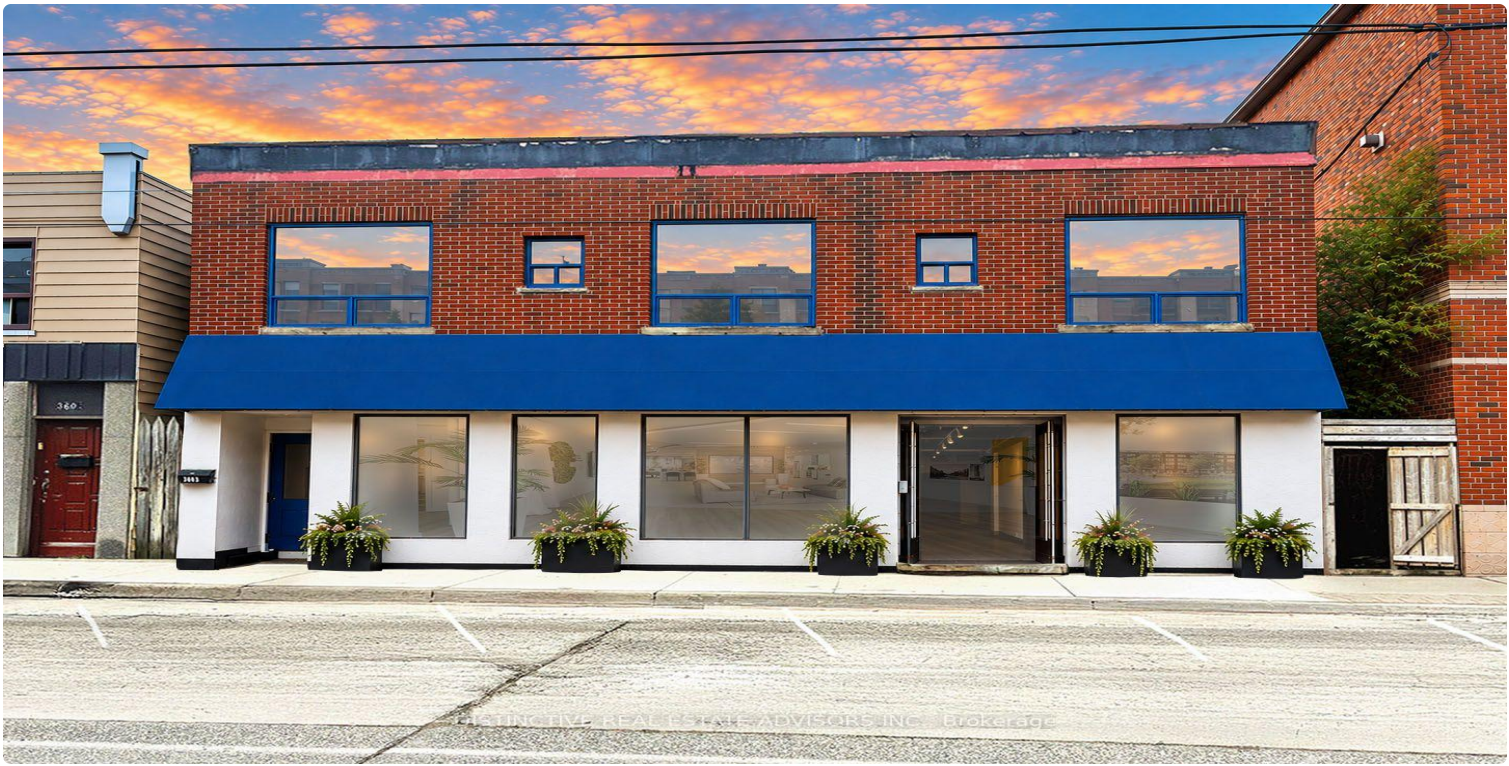




FOR LEASE

COMMERCIAL RETAIL

MLS# W13836806

3605 Lake Shore Boulevard W, Toronto, ON M8W 1P5

Long Branch, Toronto · M8W 1P5

C\$ 24/mo

0	0	7,623	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bring your business to Long Branch with 5,392 sq. ft. of fully built-out ground-floor commercial space offering exceptional visibility on Lake Shore Boulevard West. Approximately 41 feet of street frontage and a prominent fascia signage opportunity give businesses a strong presence on this well-travelled commercial corridor. The existing buildout offers a polished, highly flexible environment with a reception area, back office, expansive open areas, glass-partitioned private spaces, reception/showroom potential, collaboration areas, private rooms and accessible facilities-providing an excellent starting point for a wide range of retail, professional, service, showroom, health and wellness, training or other commercial concepts. An additional 2,231 sq. ft. of basement space provides substantial storage capacity without sacrificing valuable ground-floor area. Established chiropractic and massage therapy uses occupy the second floor, creating a complementary wellness presence within the building. Convenient Long Branch location with TTC service along Lake Shore and easy access to Long Branch GO. Parking to be provided in accordance with municipal parking requirements for the permitted use. A substantial, move-in-ready commercial footprint with visibility, signage and an existing buildout that would be costly to recreate. Uses subject to applicable municipal approvals.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$10
POSTAL CODE	M8W 1P5
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

Pavel Shaganenko

DISTINCTIVE REAL ESTATE ADVISORS INC.

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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.