



FOR SALE

OFFICE

MLS# W14034676

237 Wallace Avenue, Toronto, ON M6H 1V5

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1V5

C\$ 1,695,000

0	2	2,647	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

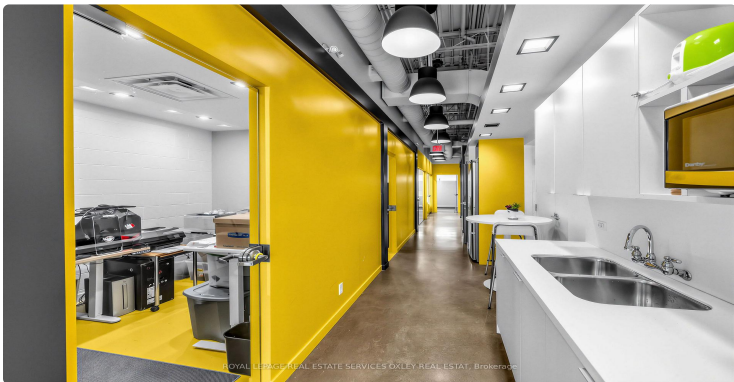
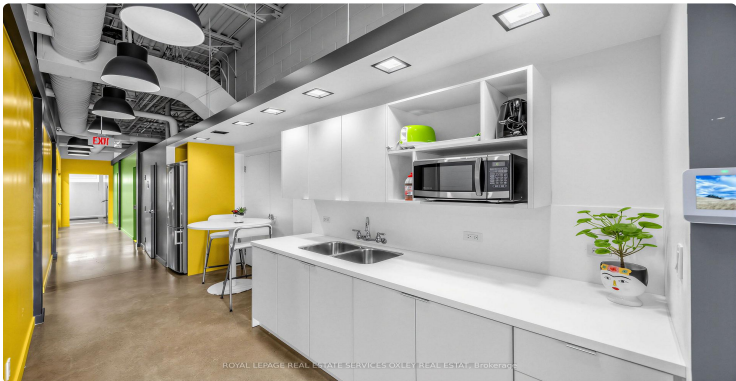
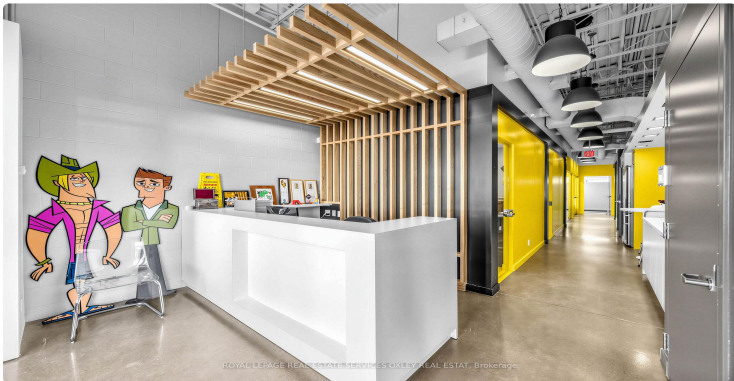
ABOUT THIS PROPERTY

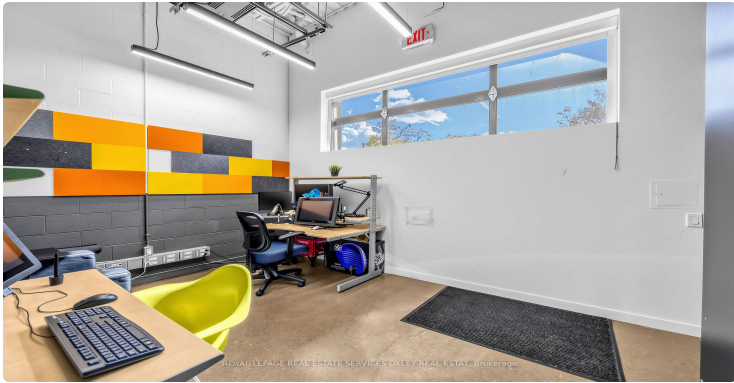
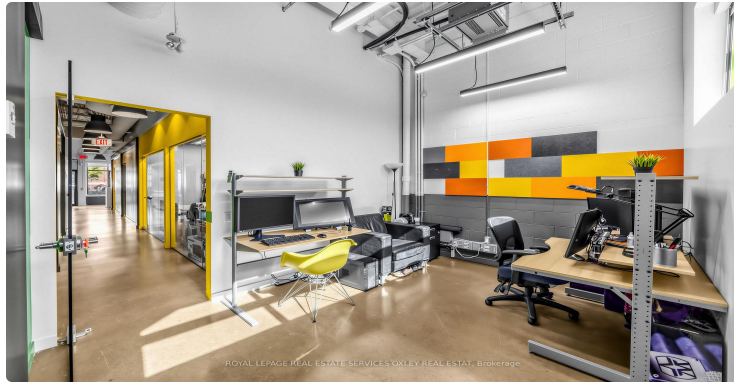
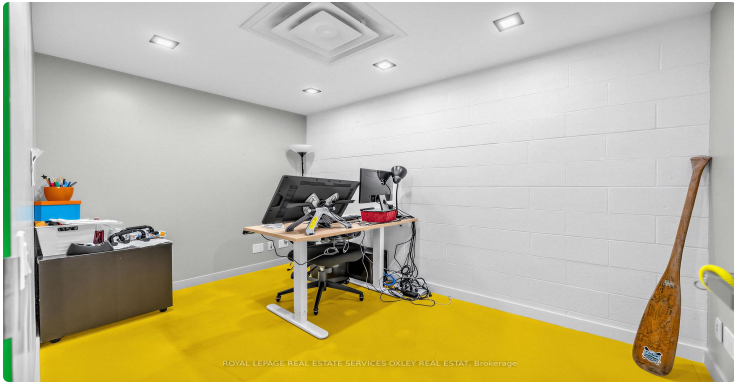
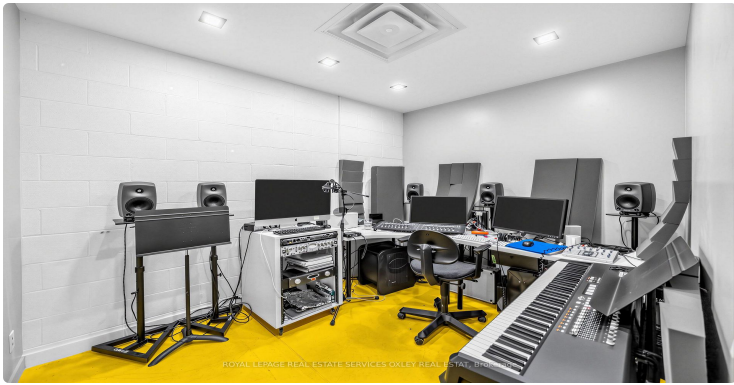
A rare opportunity in the heart of the Junction Triangle creative community! Distinctive 2-storey freehold with common elements space at the 229 Wallace Lofts offering approx. 2,647 sq. ft. of area; 1,405 sq. ft. on the main floor + 1,242 sq. ft. on the second floor. Designed to inspire and built to make an impression, the space pairs dramatic industrial character with polished modern design: soaring 14' main floor and 10' upper floor ceiling heights, exposed structure and ductwork, polished concrete floors, masonry walls, abundant natural light, statement lighting, custom millwork and glass enclosed work areas create a workspace with undeniable grandeur. A private street entrance and expansive storefront facade create a strong presence off of Wallace Ave. Inside, the current layout features a striking reception with custom desk and wood slat canopy, sleek kitchenette, studio, private offices, server rooms, storage plus a washroom per each floor, including a shower upstairs. Separate entrances to each level provide exceptional flexibility for office, studio, creative or professional use. Front and rear access points, a rear terrace and laneway access add even more functionality. Fully outfitted with modernized forced air heating & cooling systems plus supplementary ductless heat pumps means working will be a breeze. Electrical, plumbing, HVAC and lighting improvements have all been completed. Minutes to amenities along Bloor St W, the TTC subway line and Bloor GO Station while the UP Express provides quick access downtown and Pearson Airport. Perfectly situated between cafés, restaurants, shops and a growing mix of creative, tech and professional businesses. Currently zoned E2.0 Employment: proposed uses and alterations subject to zoning, permits and approvals. This is a one of a kind workspace with serious style, flexibility and all with a remarkable street presence. Truly, a must see!

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$16,777
POSTAL CODE	M6H 1V5
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTAT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.