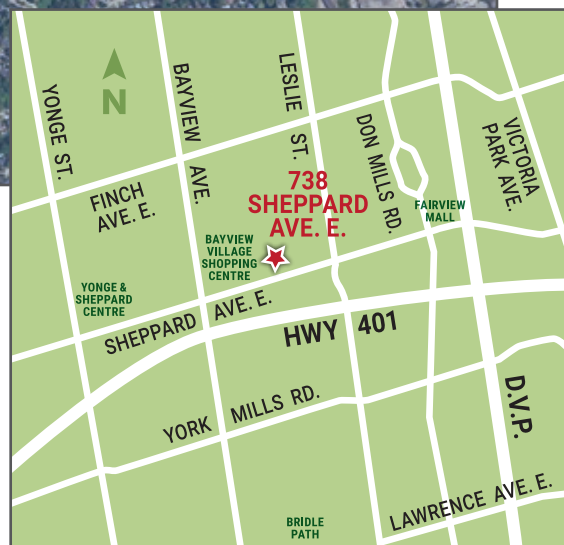


PROPERTY PROFILE: 738 SHEPPARD AVE. E., UNIT 208, TORONTO, ON

**FOR LEASE - COMMERCIAL SPACE
ON 2ND FLOOR IN BAYVIEW VILLAGE**

**ASKING PRICE:
\$4,990 / month**



Location: 738 Sheppard Ave. E., Unit 208, Toronto, ON

Property is located near the intersection of Burbank Dr. & Sheppard Ave. E., North of Hwy 401, between Bayview Ave. and Leslie St.

Square Footage: 1,335 sq.ft.

Zoning: Commercial

Comments: - Elevate Your Business in the Heart of Bayview Village

- Step into success with this exceptional second-floor commercial space ideal for a hair salon, health and beauty services, or a variety of retail and professional uses

- Spanning 1,335 sq.ft., this versatile, well lit end-cap unit provides and professional setting to grow your business

- Located in the prestigious Bayview Village Neighborhood, this prime location offers unmatched visibility and accessibility. Benefit from high vehicular traffic and a dynamic retail environment, surrounded by major anchors like Canadian Tire, MEC, IKEA, and the Bayview Village Shopping Centre

- With onsite entrance to the Bessarion TTC Station and minutes from Highway 401 and the DVP, your clients and staff will appreciate the ease of access. Prominent signage opportunities along Sheppard Ave. E. ensure your brand gets noticed, while convenient free parking adds to the appeal to both staff and customers alike

- If you're seeking a central GTA location with strong demographics and income potential, this is your opportunity to set up shop and thrive! Join the vibrant Bayview Village Community and take your business to new heights!

- TMI is comprised of HVAC \$1, Realty Tax \$7.14, Cam \$12.19 for a total \$20.32 PSF+ Utility recovery \$3.53 for electricity, heating & cooling. Total of \$23.85 psf. Just add HST, Telephone & your Internet Service - virtually everything else is included

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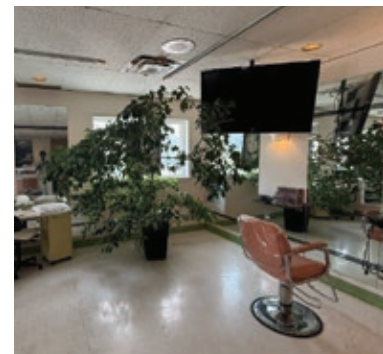
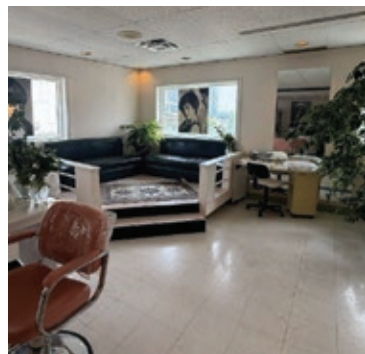
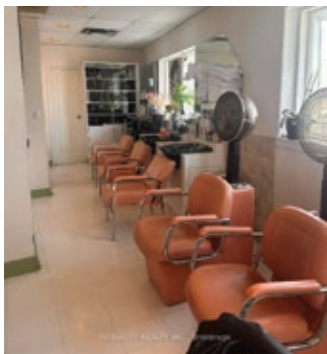
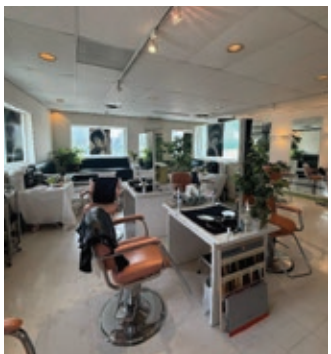
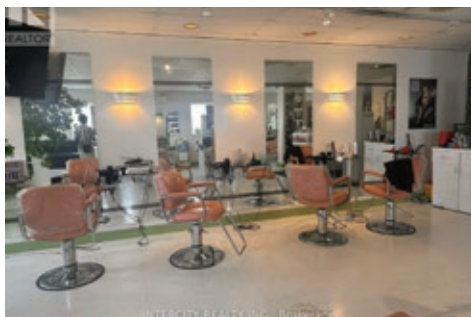
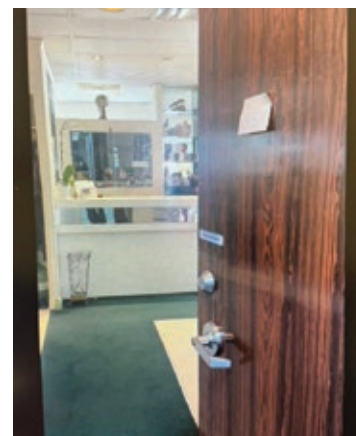
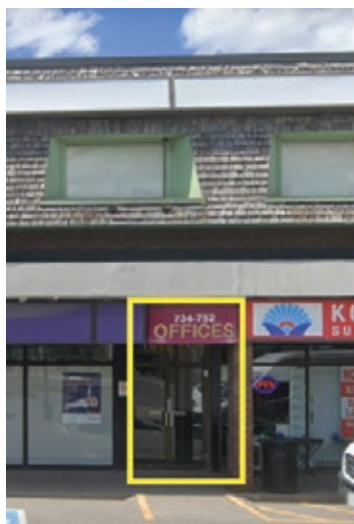
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CLICK TO VIEW: VIDEO WALKTHROUGH



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