

2242 EGLINTON AVE W

2ND FLOOR

CR-SS2 ZONING



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE

FOR LEASING INFORMATION OR TO ARRANGE A TOUR
Contact Listing Representative
Brittany Kostuch 416-909-0325
brittanykostuch@wearetrec.com

LOCATION

PROPERTY FEATURES

- ✓ Approx. 500 SF Second Floor Commercial Space with 350SF of Communal Area
- ✓ Two Washrooms, Access to Additional Plumbing Connections
- ✓ Prominent Eglinton Avenue West Address
- ✓ Private Parking Lot at Rear of Building
- ✓ High Exposure Location
- ✓ High Foot Traffic
- ✓ Flexible Uses Permitted
- ✓ Immediate Occupancy Available

AREA HIGHLIGHTS

Prime Midtown Toronto Location
Located in the vibrant Fairbank-Cedarvale neighbourhood, 2242 Eglinton Avenue West benefits from a dynamic mix of residential, retail, professional, and institutional uses



Renderings of interior images are digitally staged, and have been added to help visualise the potential.

GROWING COMMUNITY

The Eglinton corridor continues to experience significant investment and redevelopment, attracting new residents, businesses, and commercial activity throughout the area.

IDEAL FOR

Professional Offices • Medical & Healthcare Services • Physiotherapy & Rehabilitation
• Accounting & Legal Firms • Insurance Services • Educational & Tutoring Services
• Consulting Firms • Creative & Design Studio or Production Studio



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TRANSIT & ACCESSIBILITY

Excellent Transit Connectivity

Located just steps from TTC bus routes and minutes from the new Eglinton Crosstown LRT, offering seamless access across Toronto.

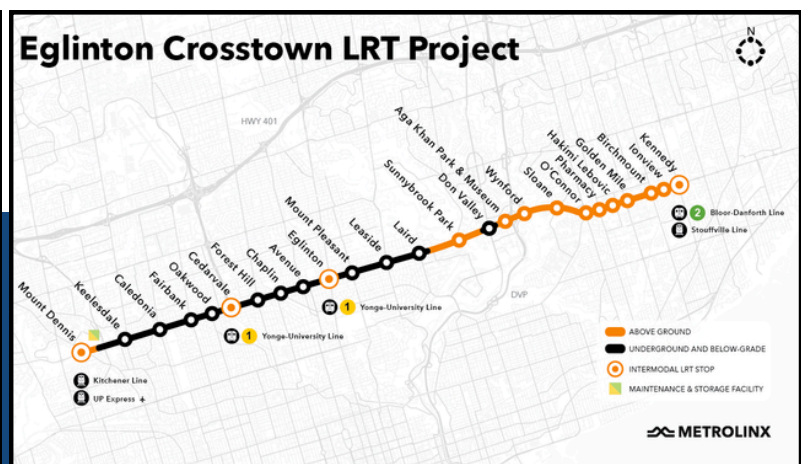
Major Roadway Access

- Eglinton Avenue West
- Allen Road
- Highway 401
- Highway 400
- Highway 427

Eglinton Crosstown LRT Highlights

- 25 stations along a dedicated east-west transit corridor
- Travel across the city up to 60% faster than previous bus-only service
- Direct connections to 54 TTC bus routes
- Access to three TTC subway stations
- Connections to GO Transit rail services

This central location provides exceptional accessibility for employees, clients, and visitors, whether travelling by public transit or vehicle.



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