

For Sale

209

Wicksteed  
Avenue

UNIT 32 | TORONTO, ON

Opportunity to own a commercial condo office unit situated  
in the heart of Leaside at Wicksteed Business Park Office



CBRE

# Property Overview

## 209 Wicksteed Avenue, Unit 32

Located near the intersection of Wicksteed Avenue and Laird Drive, 209 Wicksteed is a prime opportunity for users/businesses to own a commercial condominium office unit located in the heart of Leaside, south of Eglinton Avenue East at Wicksteed Business Park. 209 Wicksteed benefits from its close proximity to major arterial roads, Don Valley Parkway, Highway 401, and public transportation with the bus stop being directly in front of the complex. Additionally, the Property is minutes away from various retail, entertainment, and restaurant amenities.



### Property Details

Total Area  
**966 sq. ft.**

Asking Price  
**\$725,000**

Taxes (Annual 2025)  
**\$6,518.11**

Condo Maintenance Fees  
**\$403.36<sup>1</sup>**

<sup>1</sup>inclusive of HST

Availability  
**March 1, 2026**

Parking  
**Surface Parking Available**

Zoning  
**Employment Industrial (E 1.0)**

[Click to View Zoning Report](#)

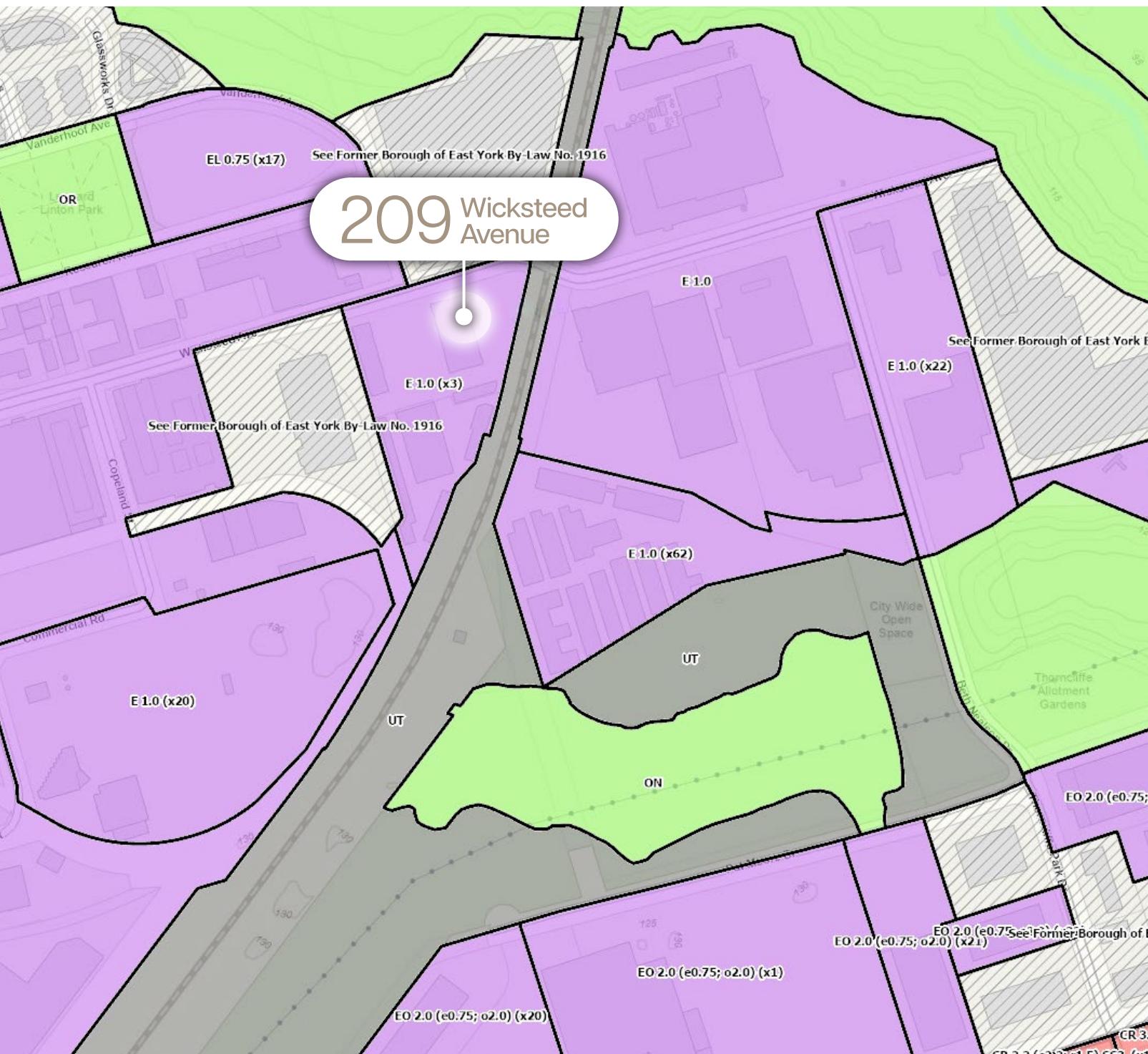


# Zoning

## Employment Industrial (E 1.0)

Click to View Zoning Report

Strategically located within the Employment Industrial (E 1.0) offering a wide variety of permitted uses, allowing for flexibility for many business types. Catering to uses including (but not limited to): professional office services, education, warehousing and storage. This location provides the flexibility your business needs to thrive.



### In The E Zone, The Following Uses Are Permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory

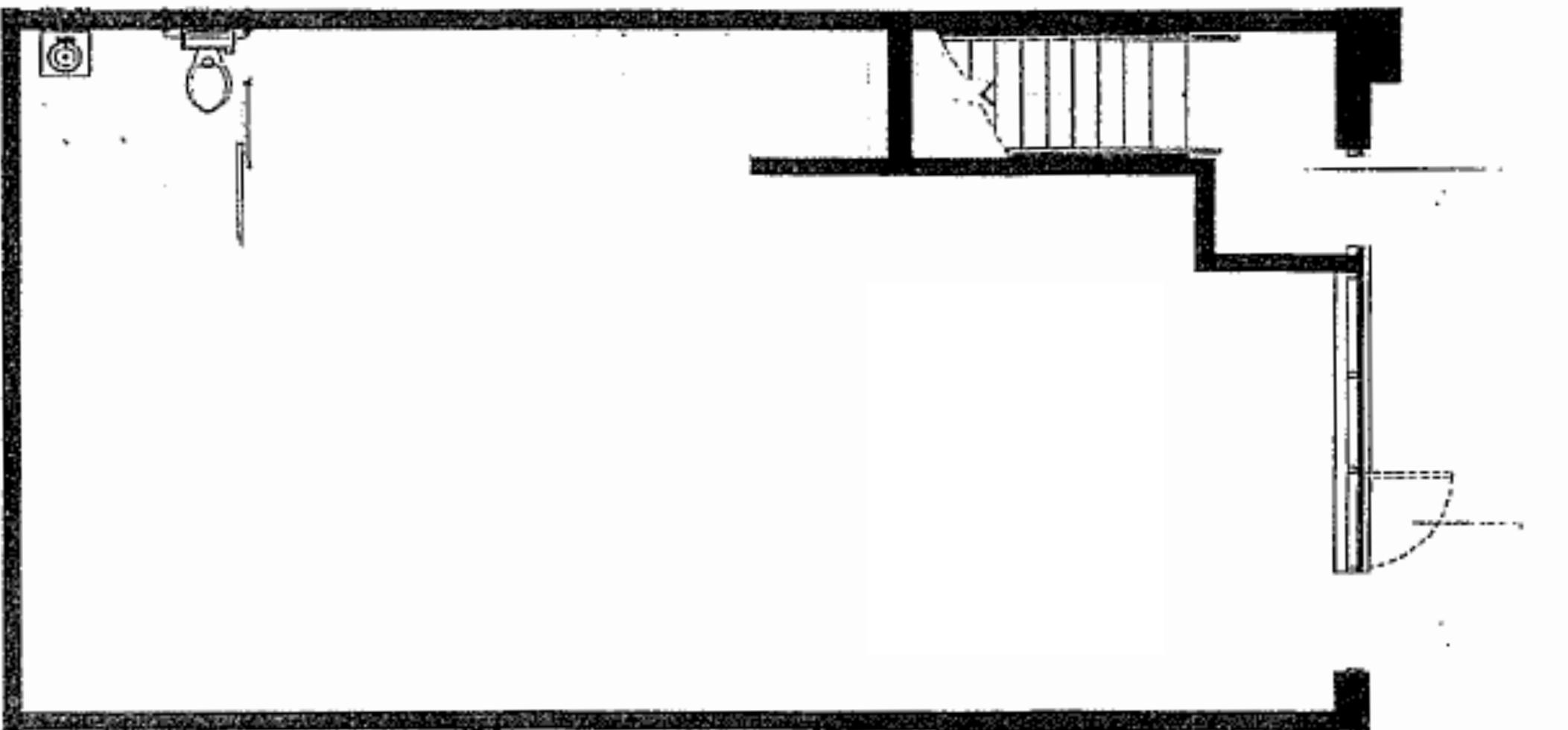
All Manufacturing Uses except:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory;
- 3) Asphalt Plant;
- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery;
- 6) Explosives Factory;
- 7) Industrial Gas Manufacturing;

- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

# Floorplan

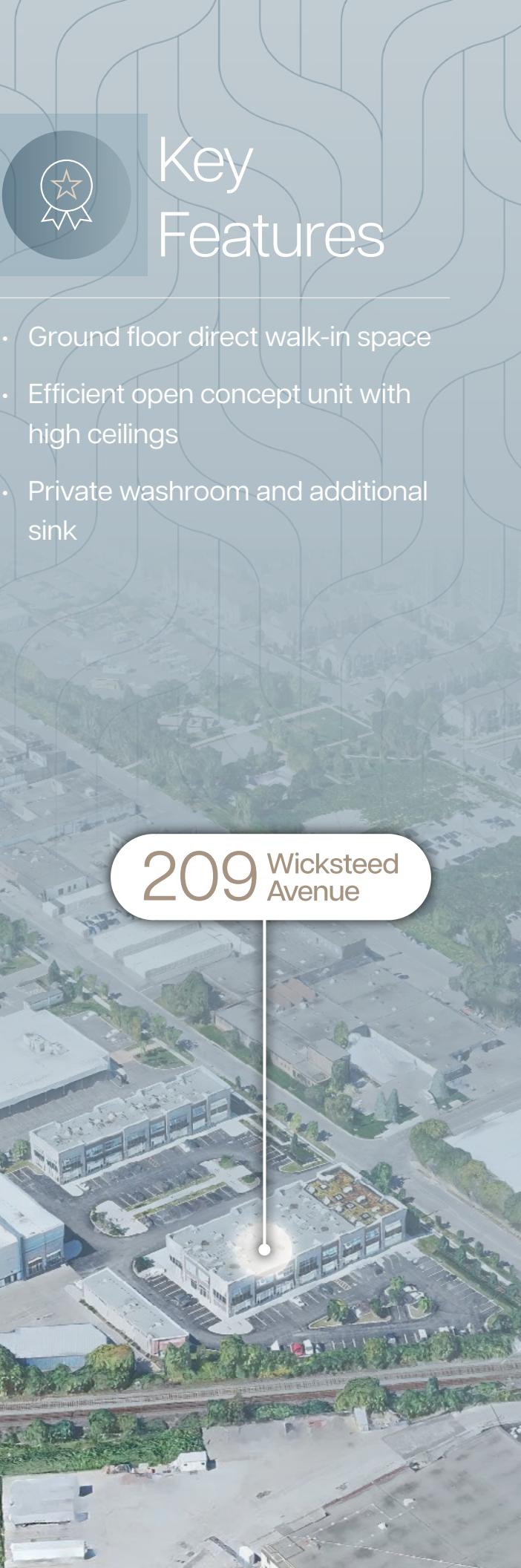
Unit 32 • 966 sq. ft.



## Key Features

- Ground floor direct walk-in space
- Efficient open concept unit with high ceilings
- Private washroom and additional sink

209 Wicksteed Avenue

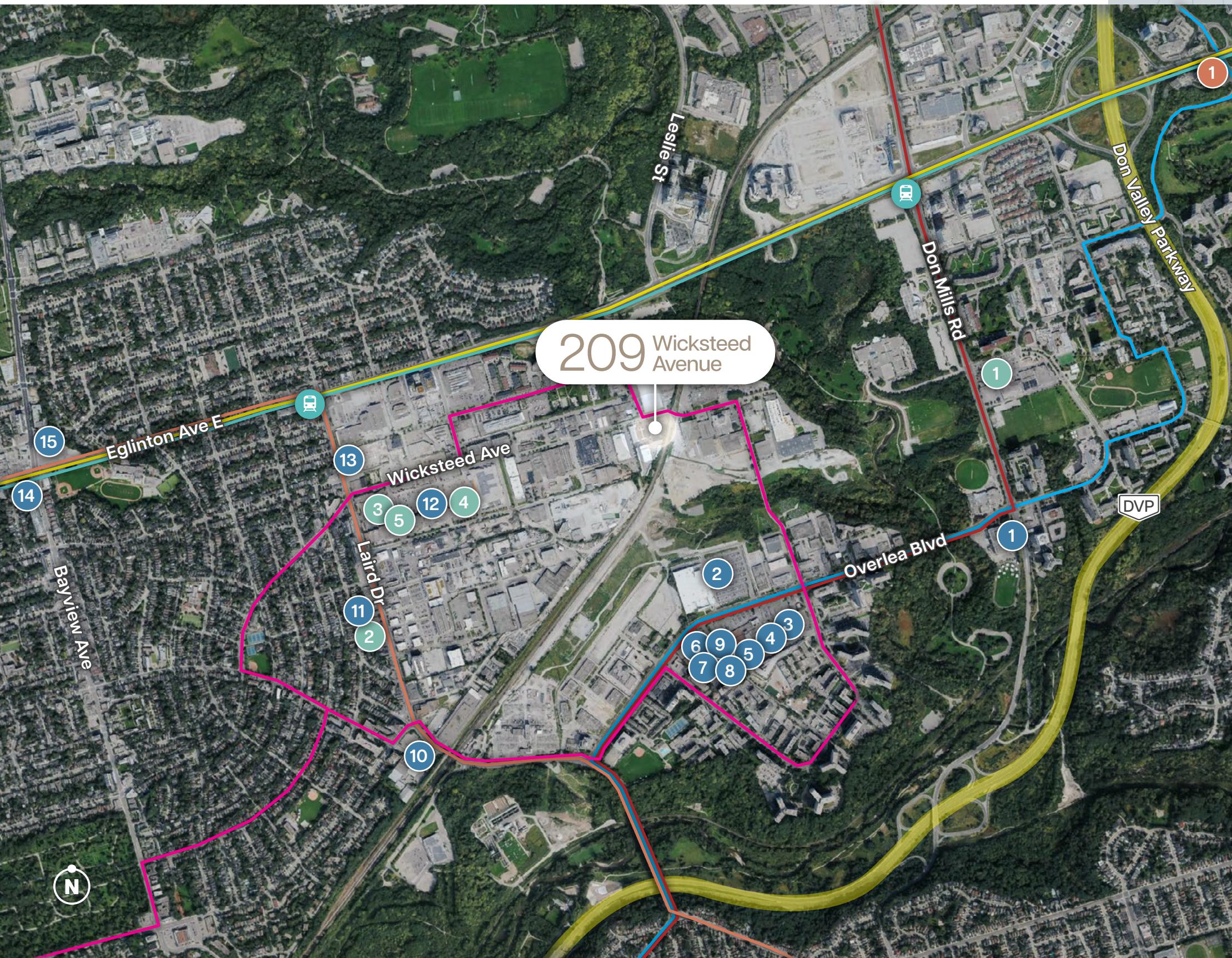


# Property Photos

Unit 32



# Location Overview



## Nearby Amenities

### Restaurants

- 1 Pita Land
- 2 Subway
- 3 Tim Hortons
- 4 McDonald's
- 5 Starbucks

### Services & Retail

- 1 Shell
- 2 Costco Wholesale
- 3 Iqbal Foods
- 4 Dollarama
- 5 Food Basics
- 6 Esso
- 7 BMO
- 8 Scotiabank
- 9 TD
- 10 Loblaws
- 11 Longo's
- 12 Winners
- 13 Canadian Tire
- 14 Metro
- 15 Esso
- LCBO
- Farm Boy
- Best Buy
- The Home Depot
- HomeSense
- Marshalls
- Shell
- Shoppers Drug Mart

### Hotels

- 1 Toronto Don Valley Hotel & Suites

### Transit

- Don Valley Parkway 7 mins
- Highway 401 13 mins
- Gardiner Expressway 13 mins



EGLINTON  
CROSSTOWN

- TTC Bus Route 100
- TTC Bus Route 25
- TTC Bus Route 334
- TTC Bus Route 74
- TTC Bus Route 88
- Eglinton Crosstown LRT
- Eglinton LRT Station

Office  
For Sale

# Contact Us For More Information

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