

UNIT 204 - 8130 SHEPPARD AVE E, SCARBOROUGH, ON | M1B 6A3

740 SF OFFICE SPACE AVAILABLE FOR LEASE



Sam Shah
Broker
Cell: 647-866-9097
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Bluetick
REALTY INC., BROKERAGE

OFFICE SPACE FOR LEASE

UNIT DETAILS:

UNIT:	204
BASIC RENT:	\$10 PER SF
TMI RATE:	\$17.50 PER SF
TOTAL AREA:	740 SF
AVAILABLE FROM:	IMMEDIATELY
VIEWING TIMINGS	11 AM - 4 PM MONDAY- FRIDAY 24 HOURS NOTICE



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PROPERTY DETAILS:

Morningside & Sheppard is located right at the intersection and just north of two major Big-box developments.

Wal-Mart, Home Depot, and Staples all have a presence along Milner Ave and just South of the Property



CLOSE TO TTC
AND SUBWAY
STATION



NEAR TO
ABUNDANCE
OF AMENITIES



EASY ACCESS TO
HIGHWAY 401,
AND 407



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ZONING DETAILS:

ZONING: E 0.7

PERMITTED USES:

- PROFESSIONAL OFFICE USE
- IMMIGRATION OFFICE
- LAWYER OFFICE
- BROKERAGE
- INSURANCE
- TUTORING CLASSES
- AND MANY MORE



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