



1110 Sheppard Ave E, Suite 506-508 | Sheppard & Leslie | Toronto, ON

Medical Office Condominium For Sale

Recently built out medical suite just minutes from North York General Hospital

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Property Overview

1110 Sheppard Ave E, Suite 506-508 presents a unique opportunity for users or investors to acquire a medical office condominium with three parking spots in a medical building just minutes from North York General Hospital.

The space is comprised of three contiguous units, was completely renovated in 2022 and features 3 separate entrances, 7 exam rooms, 1 large treatment room, 2 storage rooms, 1 large corner office, large waiting room, reception area with 4 seating areas for staff, staff kitchen, 2 interior washrooms, nursing treatment area with counter, fridge and seating, and custom blinds and artwork throughout.

All exam rooms have sinks, custom treatment beds, desks, staff and client chairs.

The suite is currently owner occupied with two short term licenses in place with medical operators, with potential for supplementary income or vacant possession as of April 2027.



Address 1110 Sheppard Ave, Suite 506-508

Total Area 2,537 SF

Available Immediately

Asking Price \$2,283,300.00

Annual Taxes \$18,298.60 (2025)

Condo Fees \$4,883.98
Includes Janitorial

Zoning Refer to Former City of North York
By-Law No. 7625



Property Highlights & Info



User/Investor Opportunity

Owner occupied unit with 2 short term licenses in place and potential for vacant possession as of April 2027



High Quality Medical Space

3 built out contiguous suites, fully furnished and equipped for medical operators



Parking

3 reserved underground spots included in price



Transit Access

Easily accessible via Highway 401 & DVP, Leslie subway and Oriole GO station



Prime Location

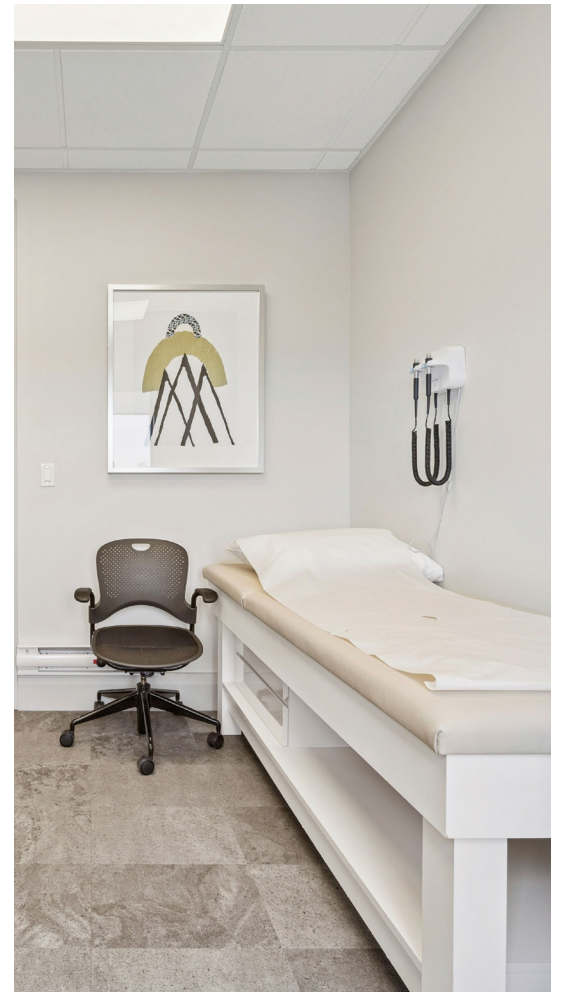
Medical building just minutes from North York General Hospital, and surrounded by several neighbouring labs/clinics and shopping centres

More Information

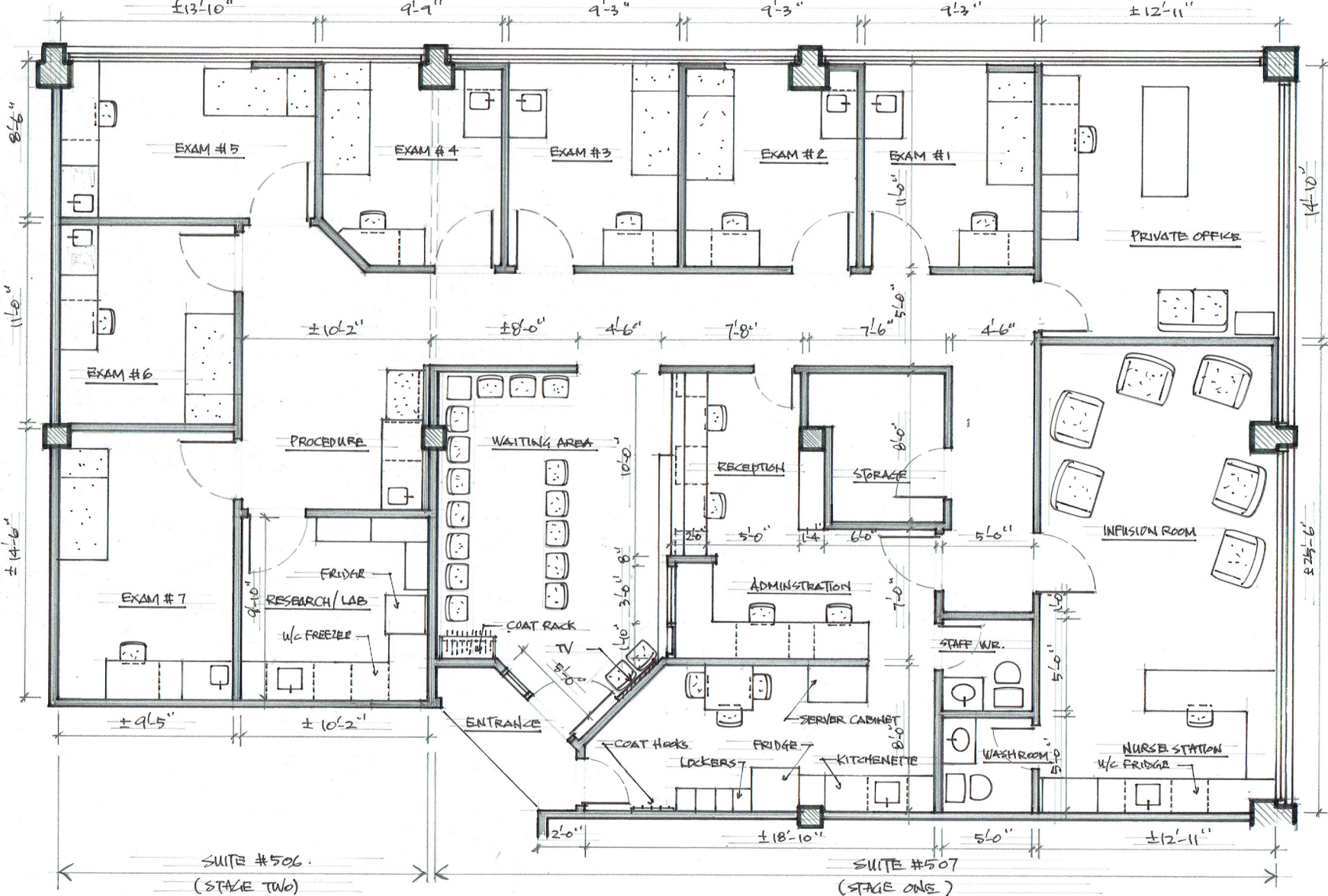
Follow the links above and sign a confidentiality agreement for access to the Data Room

Property Photos





1110 Sheppard Ave, Suite 506-508 - Floorplan



2,547 Square Feet



Click to View the Virtual Tour

1110 SHEPPARD AVE E



LABS & PHARMACIES

- 1 Main Drug Mart - 1333 Sheppard Ave E
- 2 Main Drug Mart - 1100 Sheppard Ave E
- 3 Roya Boutique Pharmacy
- 4 St. Gabriel IDA Pharmacy
- 5 The Medicine Shoppe Pharmacy
- 6 Loblaws Pharmacy
- 7 Shoppers Drug Mart
- 8 Leslie Medical Pharmacy
- 9 Bessarion Pharmacy | PrinceRx
- 10 Lighthouse Medical Imaging

HOSPITALS & CLINICS

- 1 North York General Hospital
- 2 North York General Hospital Seniors Health Centre
- 3 North York Medical Arts Building

LIFE LABS

- 1 Life Labs - 100 Sheppard Ave E
- 2 Life Labs - 1333 Sheppard Ave E
- 3 Life Labs - 701 Sheppard Ave E

SHOPPING CENTRES

- 1 Bayview Village Shopping Centre
- 2 CF Fairview Mall
- 3 York Mills Gardens



DEMOGRAPHICS - 5KM RADIUS	
Total population	378,770
Projected 2030 total population	394,128
Average household income	\$148,285
Median age	39
Labour employment rate -	90.8%

Source: Colliers Hydra, 2025



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