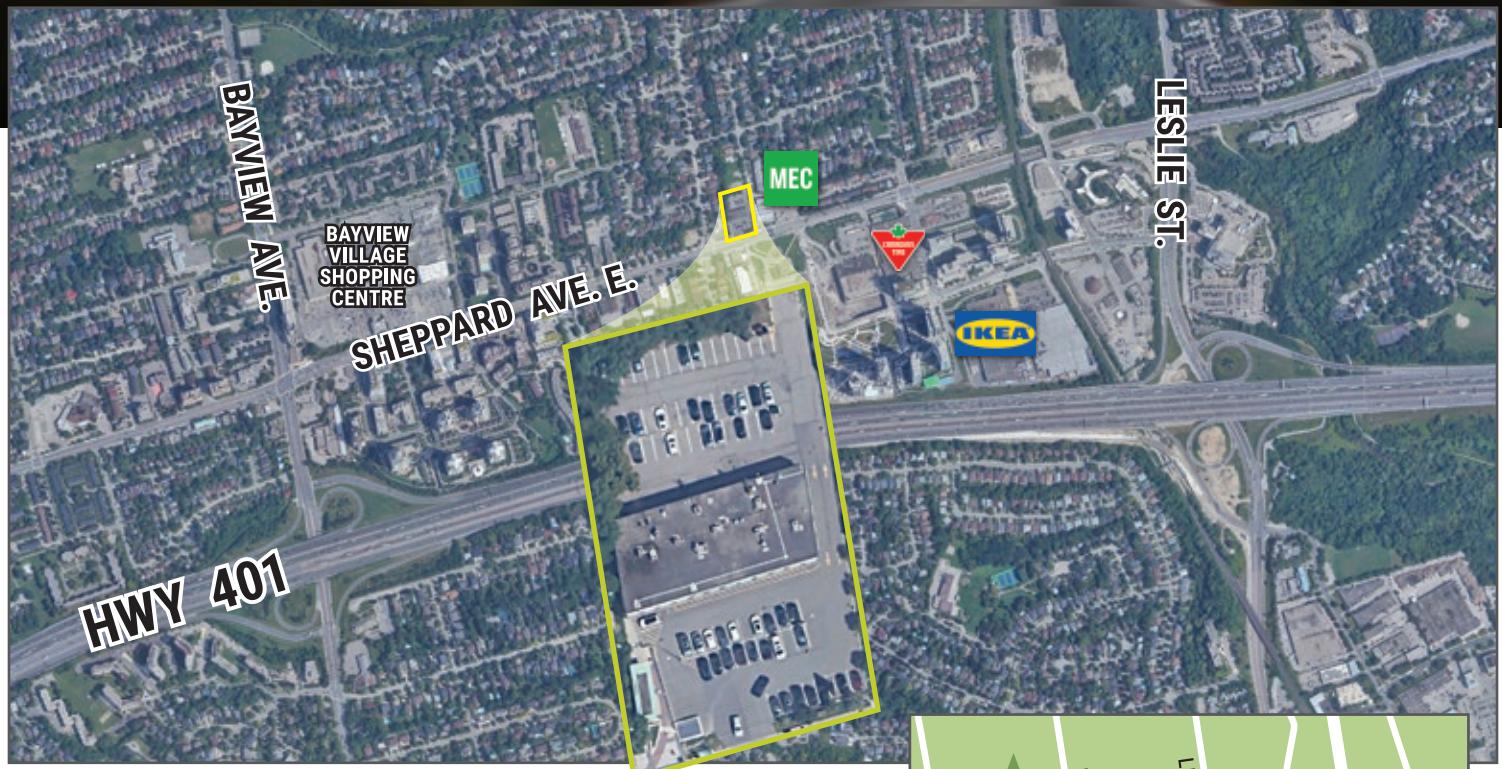


PROPERTY PROFILE: 738 SHEPPARD AVE. E., UNIT 200, TORONTO, ON

**FOR LEASE
 OFFICE SPACE IN BAYVIEW VILLAGE**

**ASKING PRICE:
 \$20 / sq.ft. net**



Location: 738 Sheppard Ave. E., Unit 200, Toronto, ON

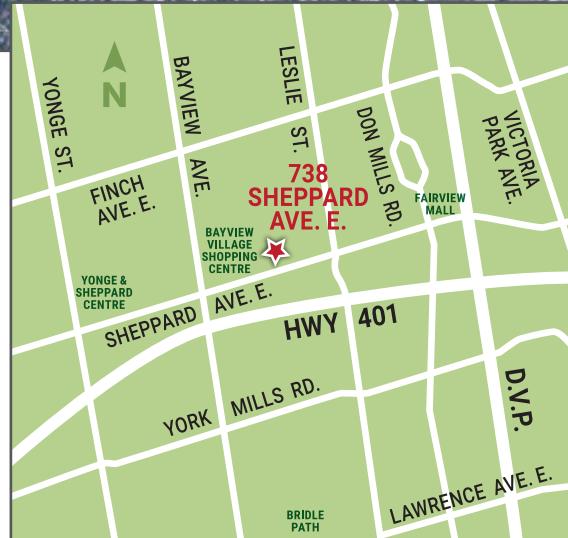
Property is located near the intersection of Burbank Dr. & Sheppard Ave. E., North of Hwy 401, between Bayview Ave. and Leslie St.

Square Footage: 1,289 sq.ft.

Zoning: Commercial

Comments:

- Take your business to the next level with this 2nd Floor space perfect for professionals seeking a central locale in the GTA
- This 1,289 sq.ft. space offers a professional backdrop for your business and can be used for retail, professional office or your service business
- Enjoy prime visibility and accessibility in the upscale Bayview Village area, with tremendous vehicular traffic and thriving retail environment including Canadian Tire, MEC, IKEA and Bayview Village Shopping Centre
- Close to Hwy 401 and DVP and immediately next door to Bessarion TTC station
- Signage opportunities fronting South on Sheppard Avenue East
- Convenient free parking
- Don't miss this opportunity to join the vibrant Bayview Village Community & 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.



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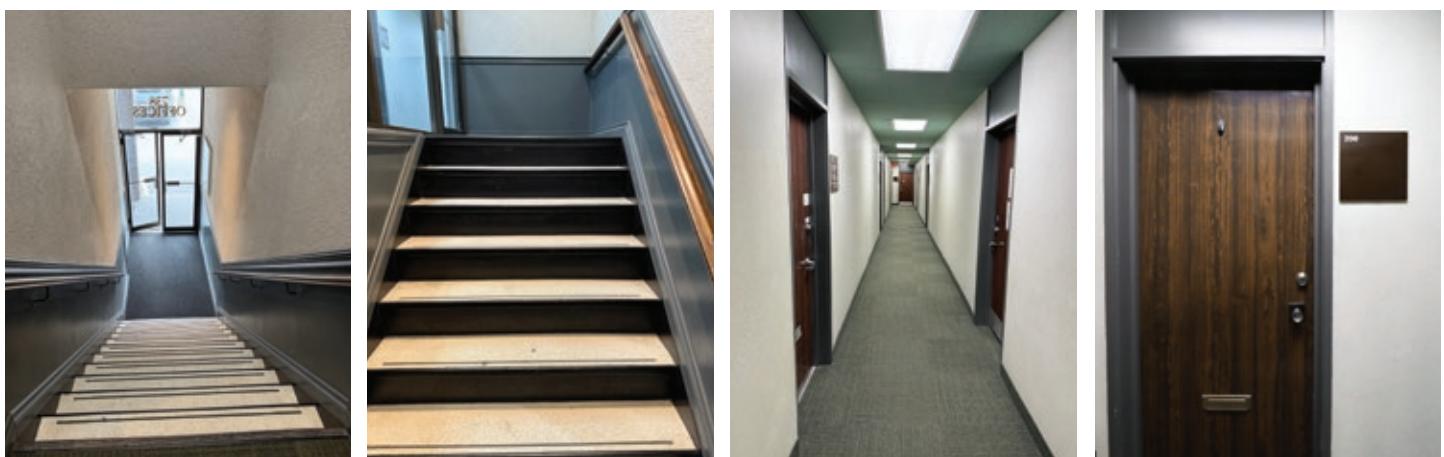
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