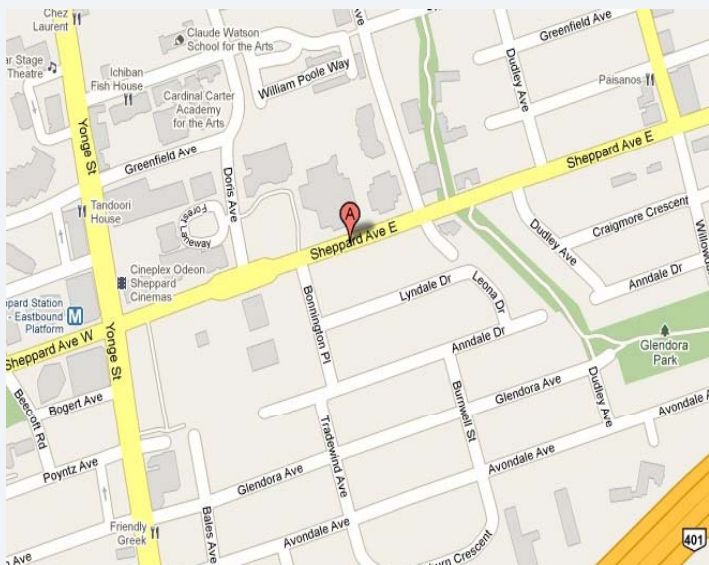


91 Sheppard Ave. E.

Commercial property at Yonge & Sheppard



Excellent commercial standalone property for lease. Approximately 4,000 square feet of space. 16 potential offices of varying sizes. Prime exposure on Sheppard Avenue. This building is zoned for commercial use (C7) and can be used as retail, medical, or office space. Approximately 14 parking spaces included with a detached double garage. Lease term of 2-5 years, tenant is responsible for all utilities, taxes, and maintenance.

Lease price: \$10,000/month (net)

Building Details

Lot Size: 84.02 ft by 112.94 ft

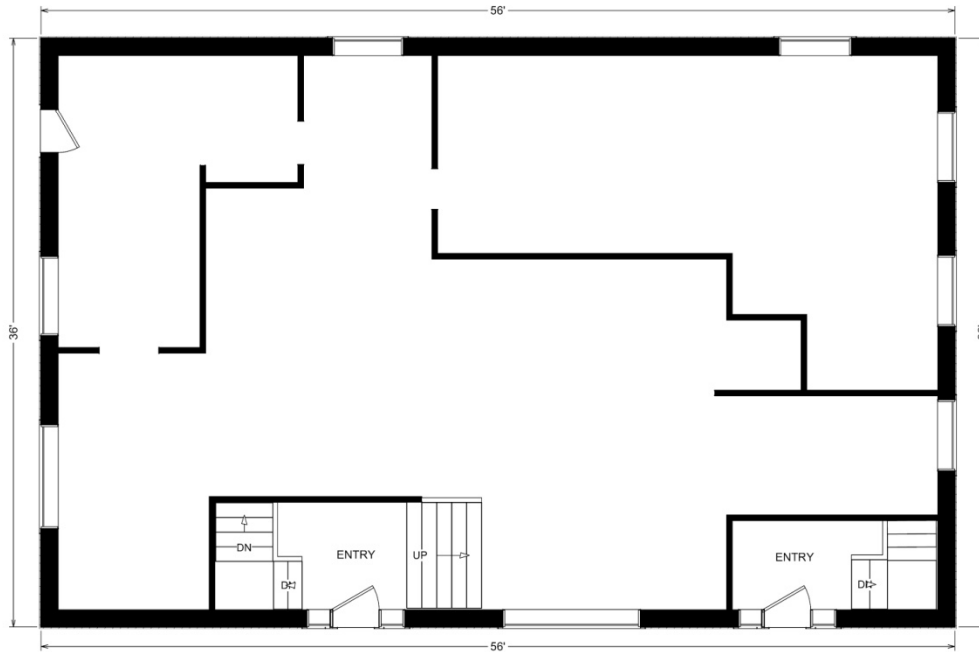
Type: Office, retail, residential

Office Heat/AC: Forced air, AC

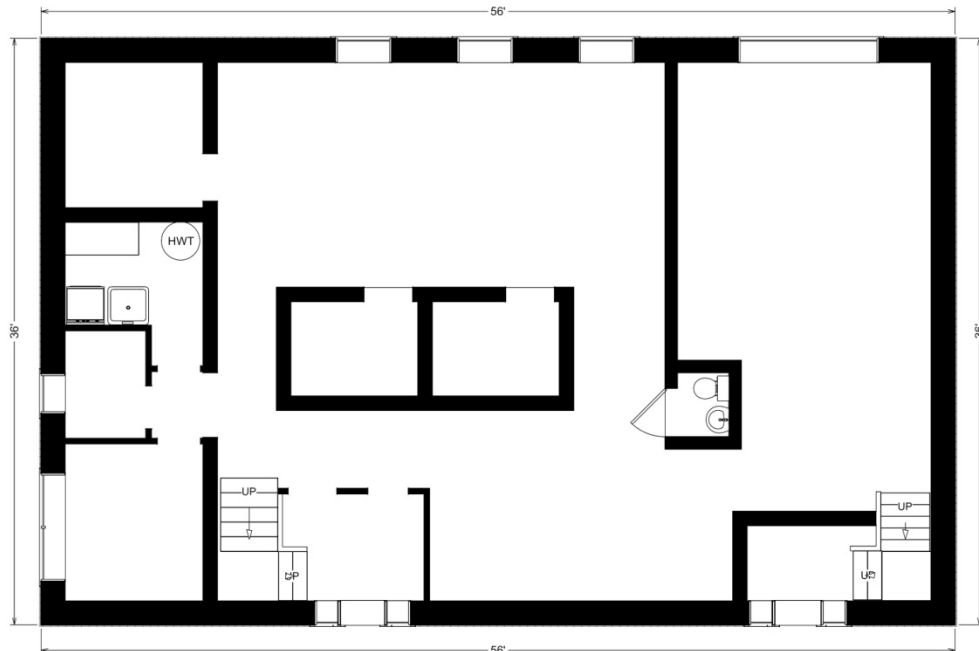
Heating: Gas

Taxes (2011): \$7,724.89

Amps: 200



91 SHEPPARD
MAIN FLOOR
2,017 Sq Ft



91 SHEPPARD
BASEMENT
2,017 Sq Ft

*Dimensions, square footage, and floor plans to be verified.



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Norah Oulahan, Real Estate Salesperson
Jeff Oulahan, Real Estate Salesperson
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TEAM
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