







# FOR LEASE

685 Sheppard Ave E, Main  
Toronto, ON

PROPERTY SUMMARY:

 Asking Price:	\$23 Net Lease
 Taxes:	\$18.56 TMI
 Total Area:	7,417 SF
 Use:	Daycare



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## PROPERTY OVERVIEW

**685 Sheppard Ave E is a rare and flexible commercial offering located in a professionally managed building at Bayview & Sheppard.**

**Previously occupied by the Toronto District School Board, this unit is uniquely suited for daycare, tutoring, or educational services.**

**It features multiple rooms, generous ceiling height, and access to a dedicated outdoor space – an ideal asset for child-focused programs.**



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## Key Features:

- Ideal for daycare or educational services, previously used by TDSB
- Functional layout with multiple rooms, reception, washroom(s), and storage
- Access to outdoor space (subject to confirmation and use agreement)
- Bright, well-lit space with high ceilings
- Option to demise the unit into smaller spaces or keep it as a full unit
- Located in a professional building with strong tenant mix
- Underground parking available for staff and visitors



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# Prime North York Location

## Bayview & Sheppard :

- Situated in one of North York's most desirable corridors, 685 Sheppard Avenue East offers exceptional visibility, connectivity, and convenience. Located just east of Bayview Avenue, this property is steps from Bayview Village Shopping Centre—home to premium retail, restaurants, and services—and is surrounded by a dense and affluent residential population.
- With Bayview Subway Station just a short walk away and direct access to TTC bus routes, the building is highly accessible for both staff and clients. For commuters, Highway 401 is just minutes away, offering seamless travel across the GTA.
- The immediate area is a vibrant mix of condominiums, townhomes, professional offices, and medical services, making it an ideal setting for businesses that benefit from high foot traffic and proximity to established neighborhoods.
- This central and upscale location provides a strong demographic base for childcare, education, wellness, or medical-related services, and supports long-term growth and visibility for any business.

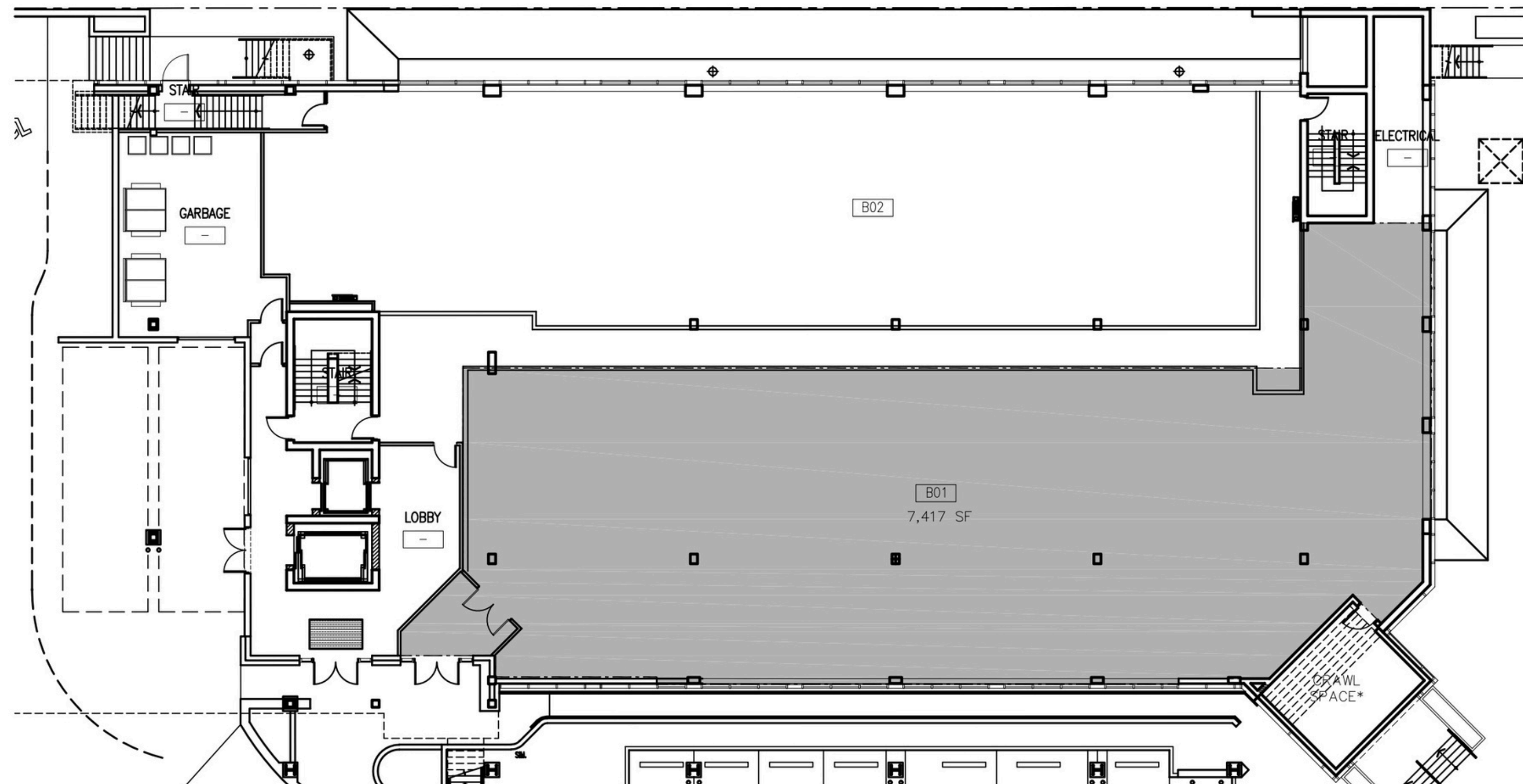


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# FLOOR PLAN



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