

Retail For Lease

240 Eglinton Ave East

RETAIL

240



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

Welcome to the Neighbourhood

240 Eglinton Avenue East is a newly renovated workspace property, located in the heart of Toronto's vibrant Yonge-Eglinton neighborhood. Surrounded by a dynamic mix of residential and commercial uses, this buildings services an urban workspace needs.

The Yonge-Eglinton area is home to a diverse and highly-educated demographic, with convenient access to public transit, retail amenities, educational services and abundant green spaces, fostering one of Toronto's most dynamic and evolving communities.



The Property

Retail in the Heart of Midtown

240 Eglinton Avenue East, a five-storey building located in Toronto's growing midtown area, is a fully-renovated office building serving professional and medical users.

Building Specifications

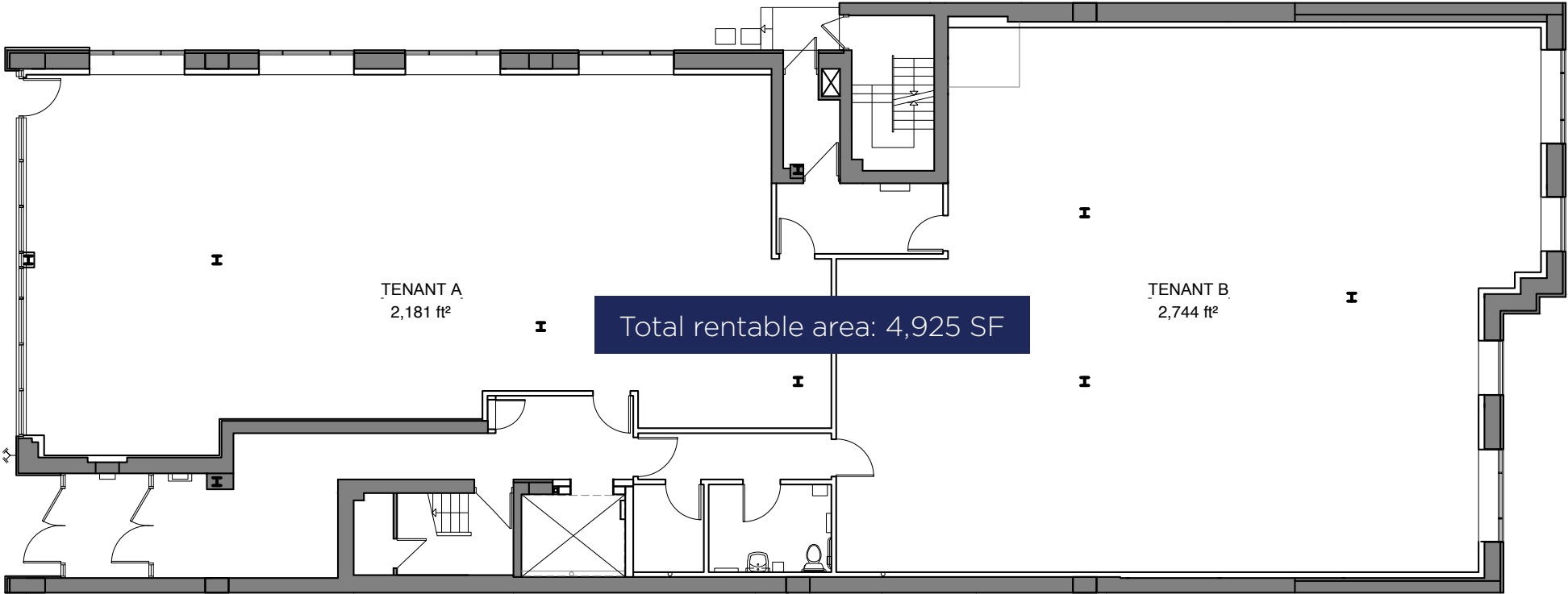
Units:	GL - \$40/per SF - TMI \$19.38
	Size: 4,925 SF (divisible)
	GL 1 - \$55/per SF - TMI \$19.38
	Size: 2,181 SF
	GL2 - \$35/per SF - TMI \$19.38
	Size: 2,744 SF
Type:	Retail
Year Built:	1967 (2025 renovated)
Floor:	Ground
Possession:	Available



Property Features and Amenities

- Recently Renovated with Modern Aesthetics
- Professionally Managed and Serviced
- Fully Accessible, with newly installed AODA Passenger Elevator
- Security Enhanced with Butterfly Access and CCTV System
- Bike Storage and Maintenance Room Facilities
- On Site Meditation/Prayer Room
- Direct Fiber Connectivity

Ground Floor



Transit Connectivity

Eglinton Crosstown Light Rail Transit

- Adjacent to Mount Pleasant Station on Line 5
- Line 5 connectivity to all major subway lines and airport
- Convenient access to major bus routes
- Paid daily/monthly parking available in the surrounding neighborhood
- Bike facilities located in the buildings



-
- An aerial photograph of a residential and commercial area in Toronto, specifically the Mt. Pleasant neighborhood. The map is overlaid with numerous business logos and labels. The streets shown are Yonge St (running vertically on the left), Mt Pleasant Rd (running vertically on the right), and Eglinton Ave E (running horizontally across the middle). A red location pin is placed at the intersection of Eglinton Ave E and Mt Pleasant Rd. The logos include: Indigo, CINEPLEX ODEON, McDonald's, SHAKE SHACK, A&W, BulkBarn, Starbucks, Loblaw's, fresh, LCBO, THE KEG, RUDY, COPA CABANA, Pita Lite, OXGEN YOGA & FITNESS, CHURRO, SHAWARMA ROYALE, CIRCLE K, U-HAUL, Mt. Pleasant Str., NOFRILLS, DOLLARAMA, SHOPPERS DRUG MART, and another Starbucks. A 'Hot & Fresh pizza pizza' logo is also present. The background shows a dense urban landscape with houses, trees, and some larger commercial buildings.



The Listing Team

SARI SAMARAH*

President & CEO

416.269.6747 x 101

sari.samarah@valueinsightrealty.com

ELI VLADIMIRSKY**

Vice President

416.269.6747 x 105

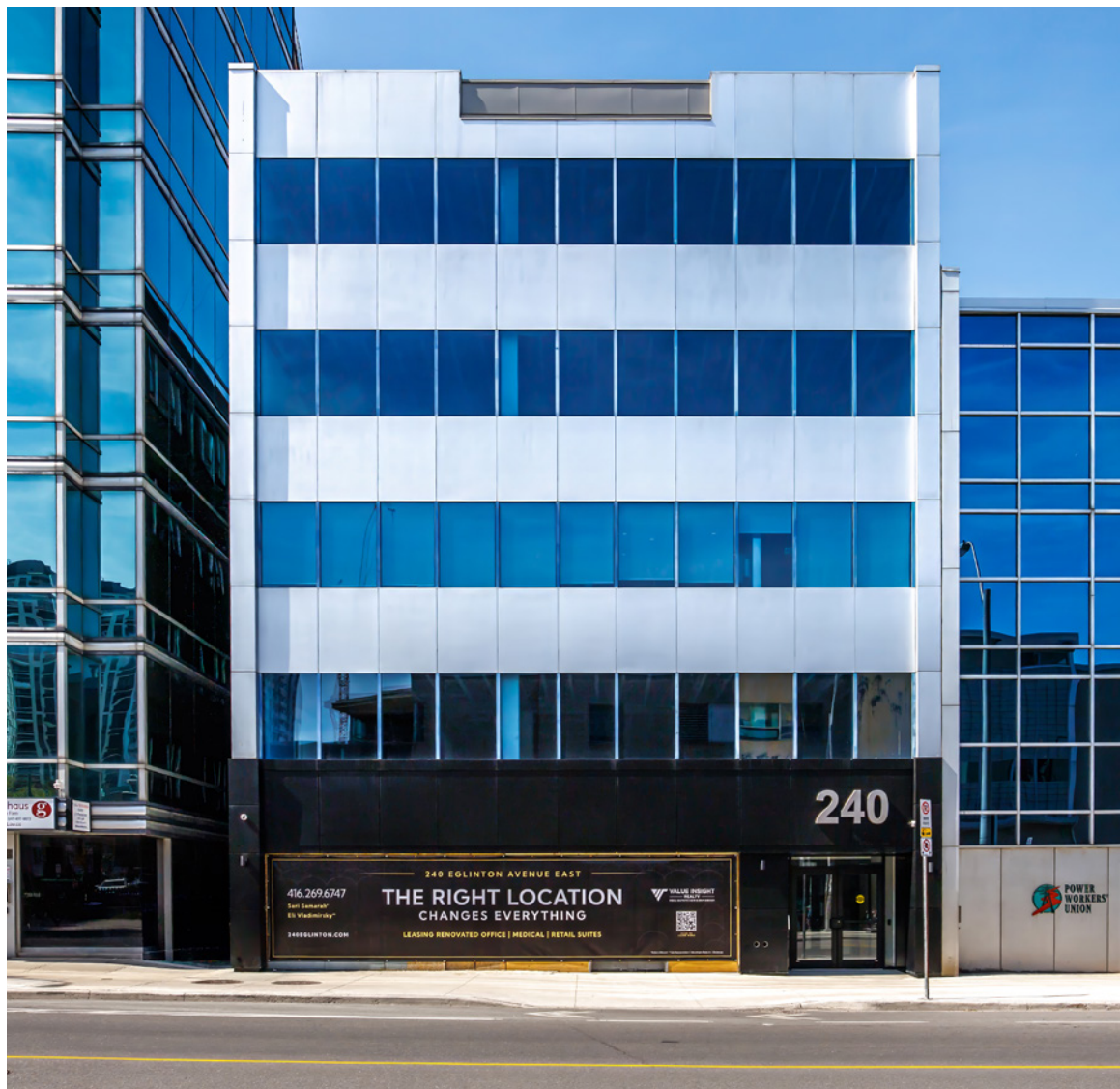
eli.vladimirsky@valueinsightrealty.com

BEVERLY WILSON**

Director of Retail Sales & Leasing

416.269.6747 x 109

beverly.wilson@valueinsightrealty.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE. *Broker of Record | **Sales Representative