



## 95 SHEPPARD AVE E

### **Detached 1 1/2 storey commercial space in a prime location just steps to Yonge and Sheppard.**

Ideal for start-up companies or for a live/work space. Detached 1 1/2 storey commercial space perfect for a professional home office. Just steps to Sheppard TTC Station, Sheppard Centre, Hullmark Centre, Highway 401, shops, restaurants and so much more!

PROUDLY PRESENTED BY:

**Oulahen** TEAM

📞 416. 222.1212 🌐 [oulahen.com](http://oulahen.com)



ROOMS: 3  
 WASHROOMS: 2 (1x4 piece, 1 x 2 piece)  
 INCLUSIONS: Fridge, Stove, Washer and Dryer. All Electrical Light Fixtures. All Window Coverings.  
 PARKING: 2 (Additional Spots Available)  
 POSSESSION: Immediate  
 TAXES (2017): \$5,531.37 based on Residential Full Rate  
 INSURANCE: \$1,500/year  
 PRICE: \$2,500/Month Net



FOR MORE INFORMATION PLEASE **CONTACT THE OULAHEN TEAM TODAY!**

**Oulahen** TEAM **RE/MAX** RE/MAX REALTRON REALTY INC. Brokerage, Independently Owned and Operated

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