



FOR LEASE · FROM \$225 PER MONTH, GROSS

258 WALLACE AVENUE

14 UNITS · 44 TO 341 SQ FT · GROSS LEASE, NO TMI · JUNCTION TRIANGLE, TORONTO

SAI TIRU
COMMERCIAL DIVISION

REMAX
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Fourteen small rooms inside a working film studio, each on one number a month.

258 Wallace Ave is a working film-studio building in the Junction Triangle, and these are the small studio, office and dressing-room units inside it. Sizes run from a 44 SF room at \$225 a month to a 341 SF unit by the loading dock, with a 257 SF combined studio at \$1,200 and a 232 SF front unit, 109B, coming free on October 1.

Every unit is on a gross lease with no TMI, so the monthly rate is the whole cost. Because the building holds fourteen of them, a tenant can start in a single room and move up without changing address. One truck-level door, a sprinklered 1960 masonry building and 16 ft clear height serve every tenant.

Who it suits

Small, private, month-to-month-simple rooms inside a working film studio, for the people who need a door of their own and not much else.

MAKERS AND SMALL TRADES

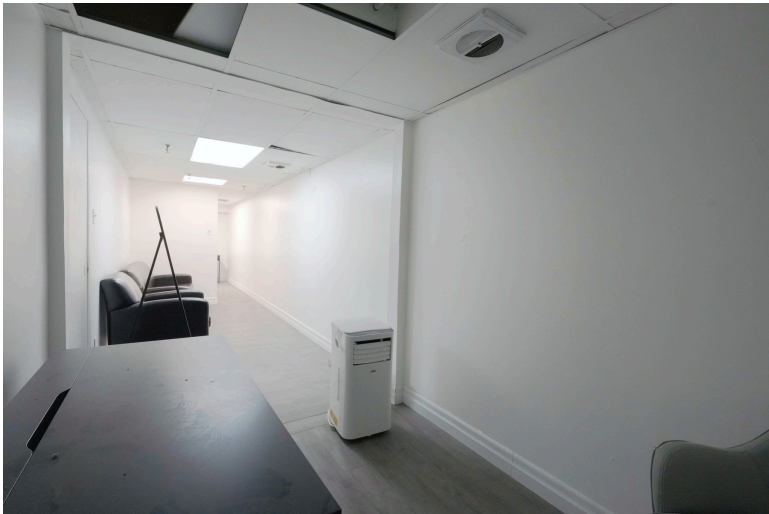
A 44 to 65 SF room for tools, a bench and stock, steps from a truck-level dock.

CREATIVES AND CONTENT

Dressing rooms with vanity mirrors, a 160 SF studio, and a building full of film, scenery and rehearsal tenants.

A SMALL OFFICE OR STORAGE

109B at the front, 232 SF from October 1, and the 257 SF combined studio on the mezzanine for a team of two or three.



14

UNITS



44 to 341

SQUARE FEET



\$225

FROM, PER MONTH



16 ft

CLEAR HEIGHT

What is available.

UNIT	TYPE	SQ FT	MONTHLY	\$/SF/YR	STATUS
109B	Front unit · Main floor	232	\$725	38	AVAILABLE OCT 1
1 + 2	Studio · combined · Mezzanine	257	\$1,200	56	AVAILABLE
3	Studio · Mezzanine	44	\$225	61	AVAILABLE
4	Studio · Mezzanine	59	\$300	61	AVAILABLE
5	Studio · Mezzanine	65	\$300	55	AVAILABLE
6	Studio · Mezzanine	160	\$750	56	AVAILABLE
7	Dressing room · Main floor	47	\$225	57	AVAILABLE
8	Dressing room · Main floor	48	\$225	56	AVAILABLE
9	Dressing room · Main floor	45	\$225	60	AVAILABLE
10	Dressing room · Main floor	44	\$225	61	AVAILABLE
11	Dressing room · Main floor	53	\$250	57	AVAILABLE
12	Dressing room · Main floor	53	\$250	57	AVAILABLE
13	Kitchen · Main floor	131	\$600	55	ENQUIRE
114	By the dock · Main floor	341	On request		COMING
13 priced units		1,240	\$5,500	53	

Rows with the grey band are live on MLS today: 109B, 1 + 2, 5, 6 and 10. Every other room is available on request. Sizes are measured on site and approximate.

14

UNITS

1,581 sf

TOTAL AVAILABLE

\$225

LOWEST MONTHLY

Gross

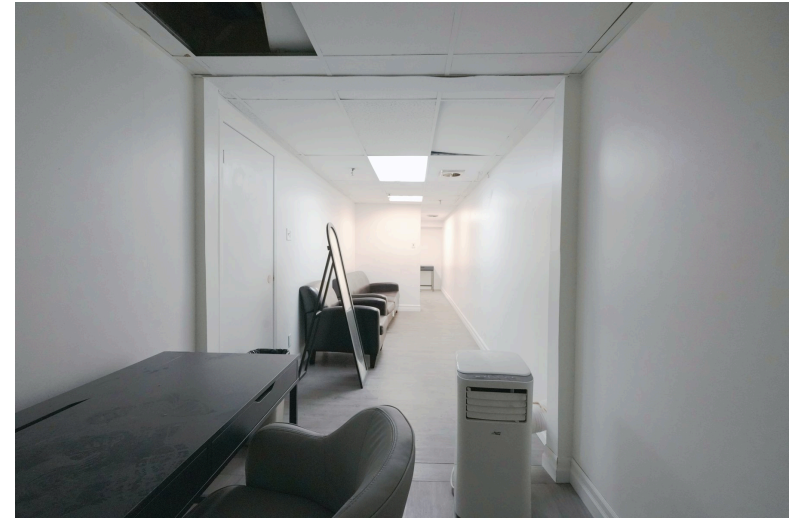
NO TMI, NO EXTRAS

The monthly rate is the full cost, plus HST. Unit 109B is tenanted until September 30 and shows on 24 hours' notice. Units may be combined subject to landlord approval. No food uses. Terms from 12 months.

The mezzanine studios

- 1 + 2, combined · 38'1" × 6'9" · 257 sf · \$1,200
- 3 · 6'9" × 6'7" · 44 sf · \$225
- 4 · 8'10" × 6'8" · 59 sf · \$300
- 5 · 9'8" × 6'9" · 65 sf · \$300
- 6 · 23'9" × 6'9" · 160 sf · \$750

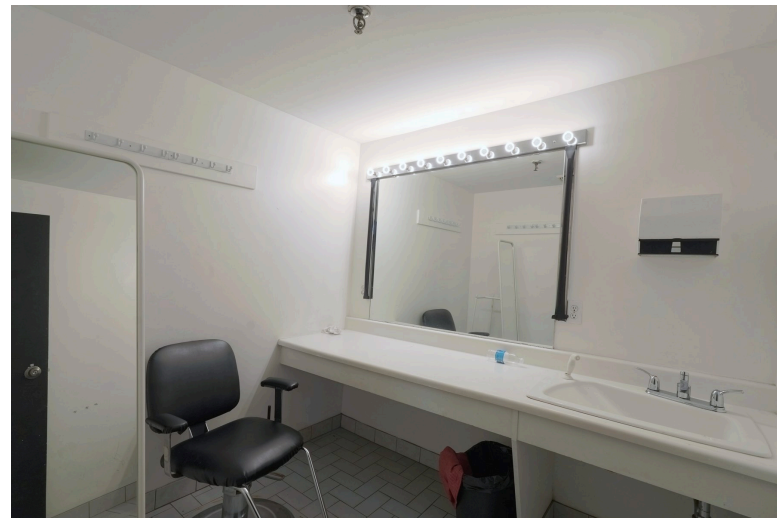
Units 1 + 2 (two views), unit 6 and unit 5, clockwise from top left. Up the first stairs from the loading dock.



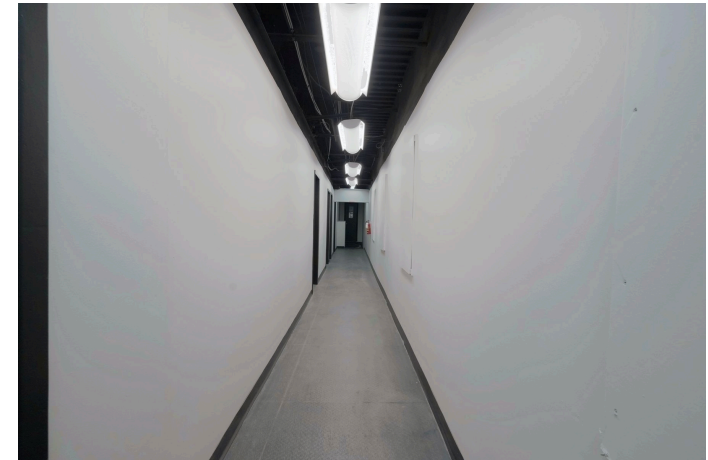
The dressing-room wing

- 7 · 6'11" × 6'10" · 47 sf · \$225
- 8 · 6'11" × 7'0" · 48 sf · \$225
- 9 · 6'11" × 6'6" · 45 sf · \$225
- 10 · 6'10" × 6'6" · 44 sf · \$225
- 11 and 12 · 7'9" × 6'10" · 53 sf · \$250 each
- 13, the kitchen · 19'0" × 6'11" · 131 sf · on enquiry

Units 10, 7 and 11 with their vanity mirrors, and the kitchen, clockwise from top left. Unit 11 has the only sink.



109B at the front, 114 by the dock.



Unit 109B, 232 sf, available October 1; unit 114, 341 sf, by the loading dock; the corridor between them.

Rent, terms and the building.

From \$225

PER MONTH, GROSS, PLUS HST · TERMS FROM 12 MONTHS ·
IMMEDIATE, 109B FROM OCTOBER 1

INCLUDED

- Gross rent, no TMI, no additional rent
- Truck-level loading dock
- Sprinklered building
- Gas forced-air heat

NOT INCLUDED

- HST
- Tenant insurance
- Food uses, not permitted

BUILDING

1960 two-storey masonry, flat roof updated 2023

ZONING

E2*263 · Core Employment · Major Transit Station Area

CLEAR HEIGHT

About 16 ft; some beams about 14 ft

SHIPPING

One truck-level door

SERVICES

Municipal water and sewers, air conditioning

PARKING

Outside, surface, limited

ACCESS

Building locked evenings, about 4:30 to 5:30 pm, and weekends

LOT

175.66 × 274 ft, about 1.1 acres



The loading dock on Wallace; the Wallace and Sarnia corner.

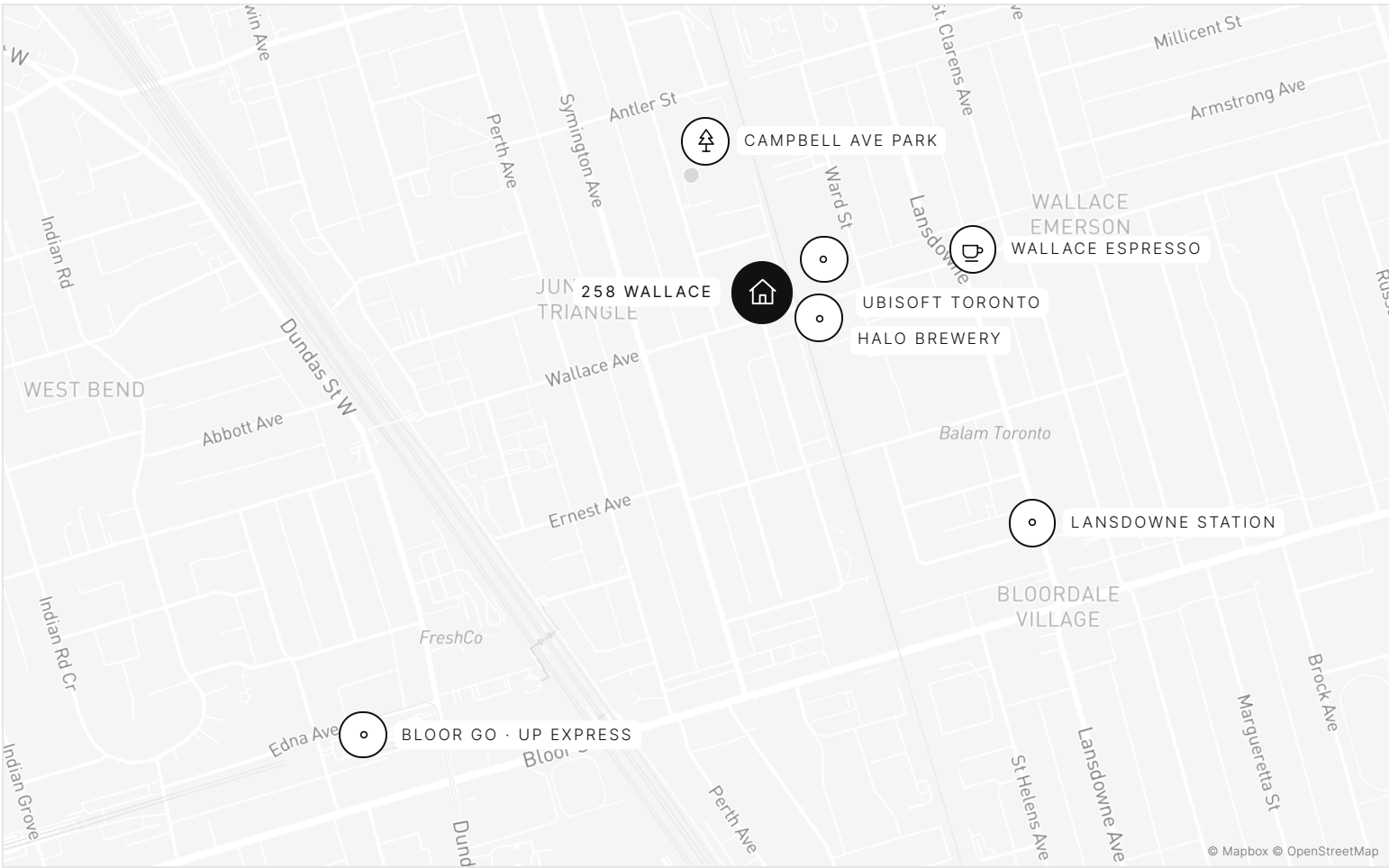
The Junction Triangle, on foot.

258 Wallace Ave sits in the Junction Triangle, at Wallace Ave and Sarnia Ave, a pocket of Toronto's west end where the old factories now hold studios, breweries and game developers. Ubisoft Toronto is next door at 224 Wallace and Halo Brewery is directly across the street.

The City's Official Plan designates the site **Core Employment** and a **Major Transit Station Area**. Lansdowne Station on Line 2 is a 9 minute walk, Bloor GO and UP Express about 12, and the Bloor Street strip is a short walk south.

NEARBY

Halo Brewery, across the street	189 m
Campbell Avenue Park	202 m
Ubisoft Toronto, 224 Wallace	next door
Wallace Espresso	315 m
Lansdowne Station, Line 2	674 m
Sugo, Bloor St W	784 m
Bloor GO · UP Express	921 m



Wallace Avenue at Sarnia Avenue. Halo Brewery is across the street and Ubisoft Toronto is next door at 224 Wallace.



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