

# \$ - 40 Elm Street Unit# 247, Sudbury

MLS® #2121232

\$

0 Bedroom, 0.00 Bathroom,  
Office on 3.00 Acres

N/A, Sudbury, Ontario

Located in the heart of Downtown Sudbury, Elm Place is a premier, high-traffic destination offering excellent visibility, a diverse tenant mix, and convenient access for both customers and employees. This Class A property provides flexible space options ranging from 200 to 50,000 square feet, accommodating businesses of all sizes and industries. Elm Place features Sudbury's largest downtown parking facility, which has undergone significant upgrades. The three-story garage offers 950+ stalls, including ground-level, covered, and upper-level parking. The building has also undergone extensive renovations, boasting luxury finishes throughout its common areas, such as marble flooring, elegant cornice details, and more. On-site amenities enhance both tenant and visitor experiences, including a food court, gym, movie theatre, spa, and the Radisson Hotel. Conveniently accessible from Elm Street and Ste. Anne Road, this prime location benefits from a daily traffic count of 28,847 vehicles and foot traffic of approximately 5,000 people per day, ensuring exceptional exposure and accessibility. This 5,917 sq. ft. office space offers multiple private offices, a spacious room ideal for a boardroom, a kitchenette, and a bathroom. With ample natural light and prime exposure facing Elm Street, this space is ideal for a variety of uses, including co-working spaces or private office rentals. Secure your space in one of Sudbury's most dynamic commercial



hubs! Contact us today for leasing details.  
(id:6289)

### Essential Information

|           |           |
|-----------|-----------|
| Listing # | 2121232   |
| Bathrooms | 0.00      |
| Acres     | 3.00      |
| Type      | Office    |
| Sub-Type  | Leasehold |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 40 Elm Street Unit# 247 |
| Subdivision | N/A                     |
| City        | Sudbury                 |
| Province    | Ontario                 |
| Postal Code | P3C1S8                  |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioning, Exercise Centre, Secured Parking, Shopping Area |
| Parking   | Visitor Parking                                                   |

### Interior

|         |                          |
|---------|--------------------------|
| Cooling | Central air conditioning |
|---------|--------------------------|

### Listing Details

|                |                                                      |
|----------------|------------------------------------------------------|
| Listing Office | RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY) |
|----------------|------------------------------------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:31am EDT