






FLYER SAMPLES

AERIAL PHOTOS




PROPERTY

FOR SALE 3,959 SF
Investment Opportunity

NEW REDUCED PRICE



PHOTOS



INTERVIEW

od

s to storefront from interior

n main

potential to be converted to

and rear of building

beautifully maintained century

nario

garden suite potential

al surface parking

photos

299 REGIONAL HWY 47
Uxbridge, ON


Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated




ROYAL LePAGE COMMERCIAL

FLYER SAMPLE 1

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

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PHOTOS



ROYAL LePAGE
COMMERCIAL

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ROYAL LePAGE
COMMERCIAL

FOR SALE OR LEASE

2 UNITS
Retail and Office Strata
Units Available



1110 JOHNSON STREET | THE WADE

Victoria, BC

Anne Tanner, PREC, Executive Vice-President
250.882.4102 | anne.tanner@royallepage.ca

Royal LePage Coast Capital Realty, Brokerage
110-4460 Chatterton Way, Victoria, BC
Independently Owned & Operated

PROPERTY OVERVIEW

Opportunity

The Wade is set to introduce a modern standard of living in Victoria's Harris Green neighbourhood. The mixed-use concrete and steel project which includes 102 sold out condominium units and ground floor retail and office space will foster the latest technological advancements and principles of holistic wellness.

Property Features

- New high quality mixed use development
- Signage opportunity with great exposure onto three main traffic arteries
- 10 surface parking stalls with an additional 19 underground stalls dedicated to the commercial units, plus two (2) hour street parking immediately in front of the north building
- Wheelchair Accessible
- On-Site Bike Storage
- Secured Underground Parking
- Traffic Count off +10,000/day
- 72 Transit Score
- 96 Walk Score

PROPERTY OVERVIEW

Zoning

- Zoning: CA-1 – Pandora Avenue Special Commercial District
- Permitted Uses:
 - Business and professional offices
 - Restaurants and coffee shops
 - Stores and shops for retail sale of goods
 - Personal services (barbering, hairdressing, tailoring)
 - Financial institutions

Condition of Premises

- Units will be delivered in a “Warm Shell” condition that includes:
- Smooth concrete floor
- Demising walls drywalled, taped and sanded, ready for paint
- Plumbing, Electrical and HVAC to the unit

PROPERTY OVERVIEW

Unit Overview

■ Unit LL1

- Unit Type: Office
- Area (SF): 1,557
- Asking Price: \$622,800
- Asking Net Rate: \$20/SF
- Parking: 1
- Monthly Strata Fee: \$508.72

■ Unit LL3

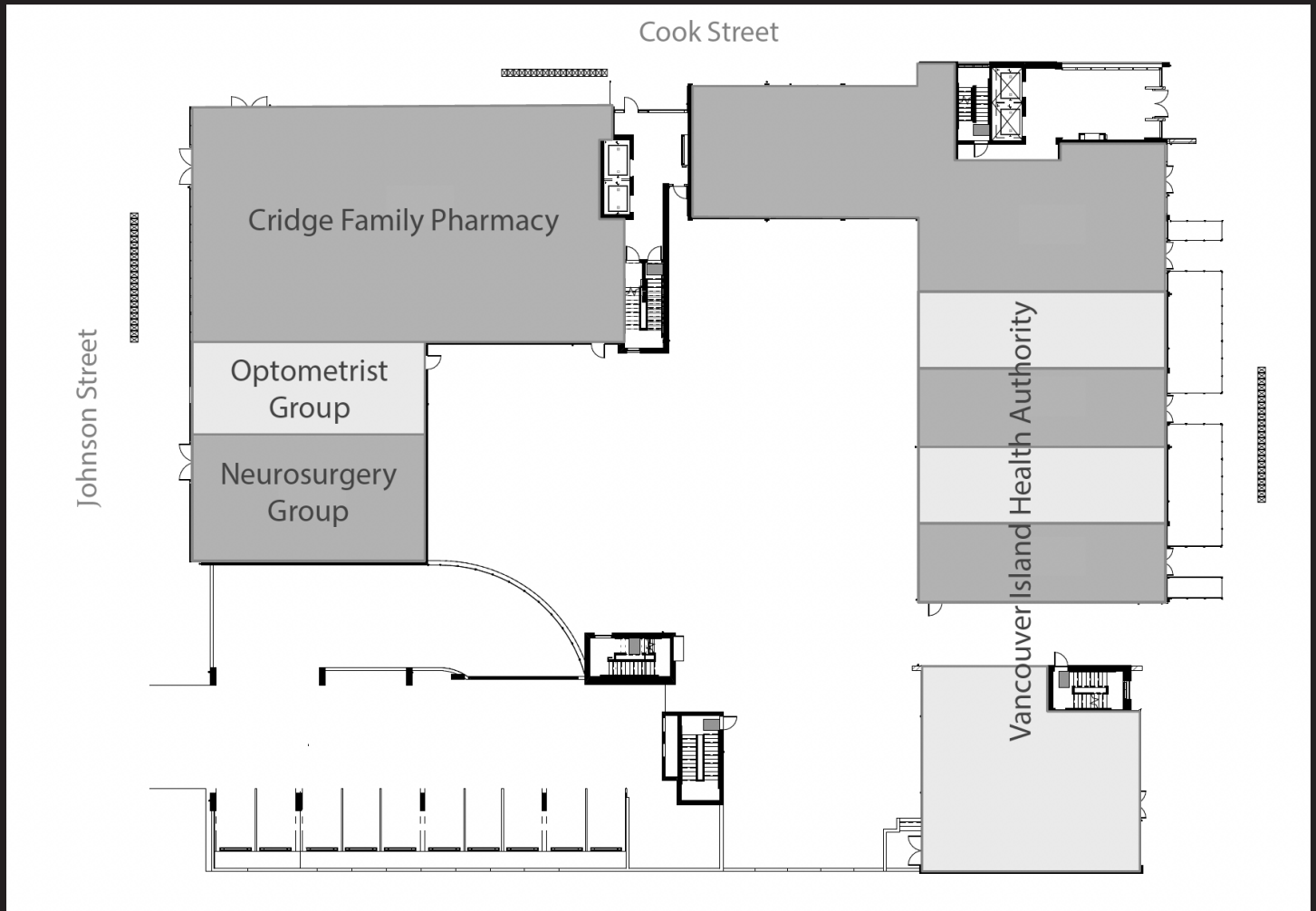
- Unit Type: Office
- Area (SF): 4,155
- Asking Price: \$1,662,000
- Asking Net Rate: \$20/SF
- Parking: 2
- Monthly Strata Fee: \$1,306.65

PROPERTY RENDERING



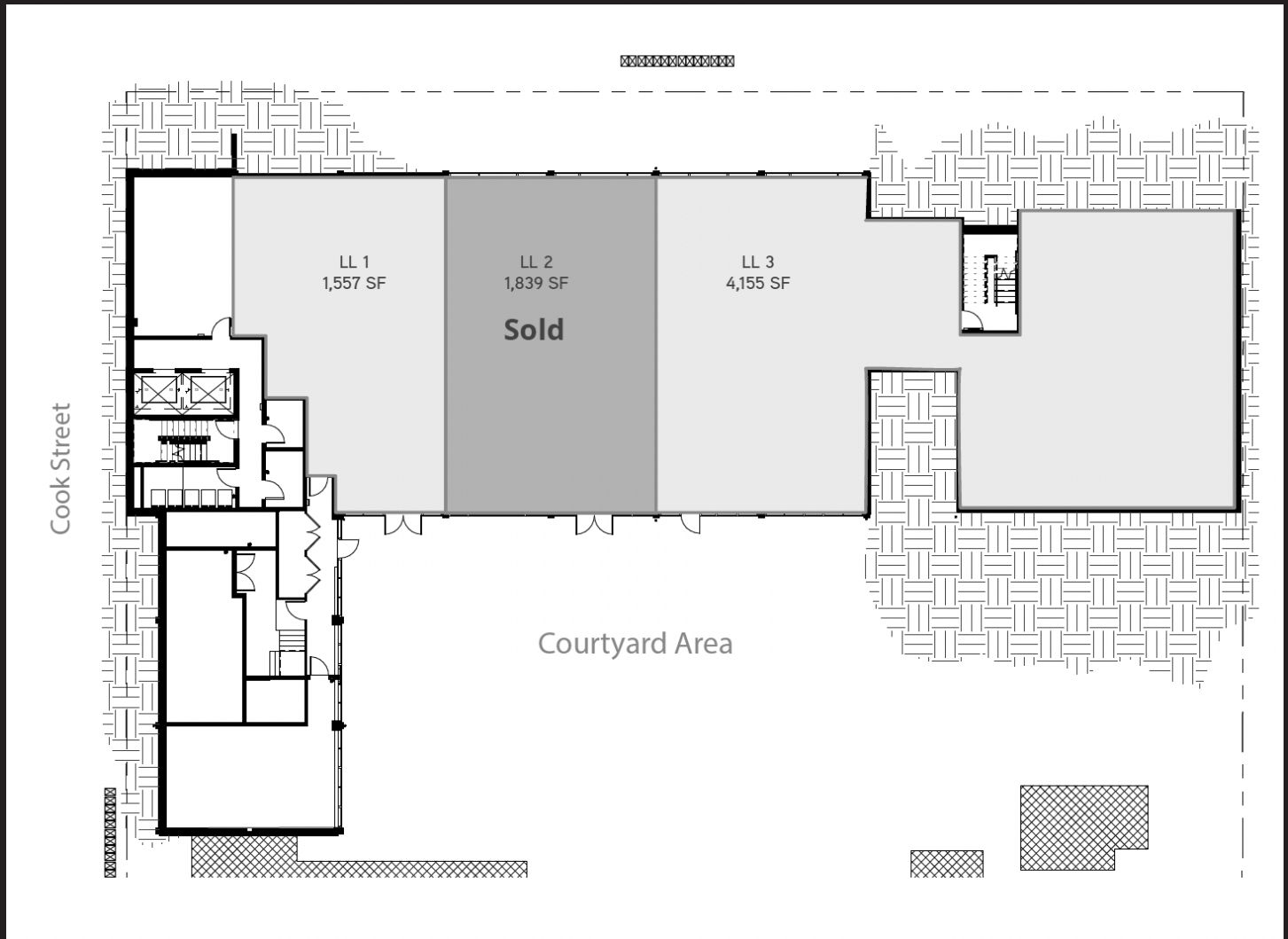
FLOOR PLANS

Main Floor



FLOOR PLANS

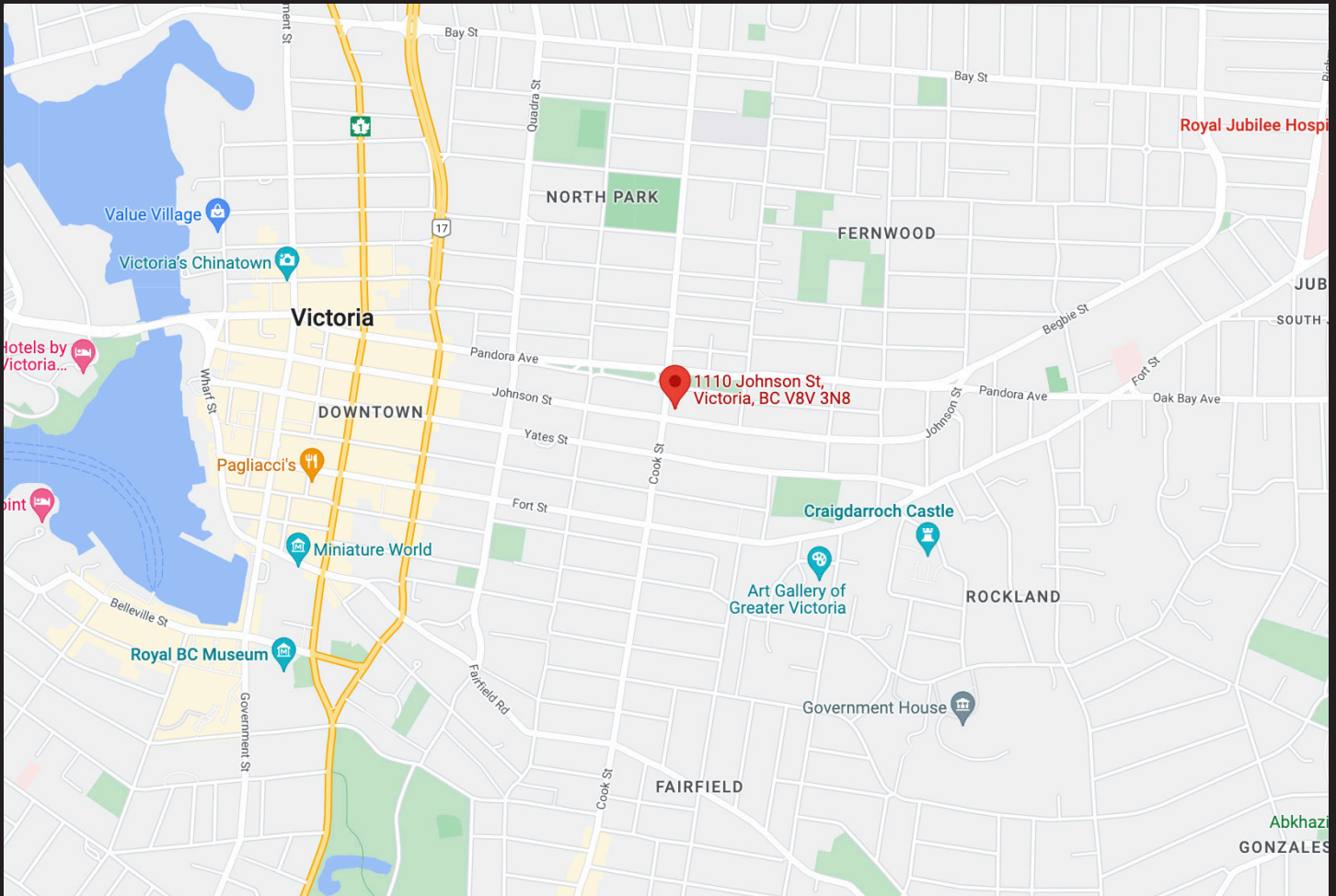
Lower Level



AERIAL MAP



LOCATION MAP




Location

The Subject Property is situated between Pandora Avenue and Johnson Street along Cook Street in Victoria's thriving Harris Green district. The surrounding area continues to redefine itself with significant growth and development. Within two city blocks of The Wade, there are 745 residential units currently under construction and many more that are proposed. In addition, the subject property boasts proximity to the Pandora Avenue and Fort Street bike lanes, as well as, major transit routes entering and leaving the downtown core.




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FLYER SAMPLE 2

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

DESCRIPTION

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ROYAL LePAGE
COMMERCIAL

FOR SUBLEASE

4,468 SF
Office Space



2 BLOOR STREET EAST, 19TH FLOOR

Toronto, ON

Wil Irons, SVP, Leasing and Investments
416.662.8555 | wil.irons@royallepagecommercial.com

Royal LePage Signature Realty, Brokerage
201-8 Sampson Mews, Toronto, ON
Independently Owned & Operated

PROPERTY OVERVIEW

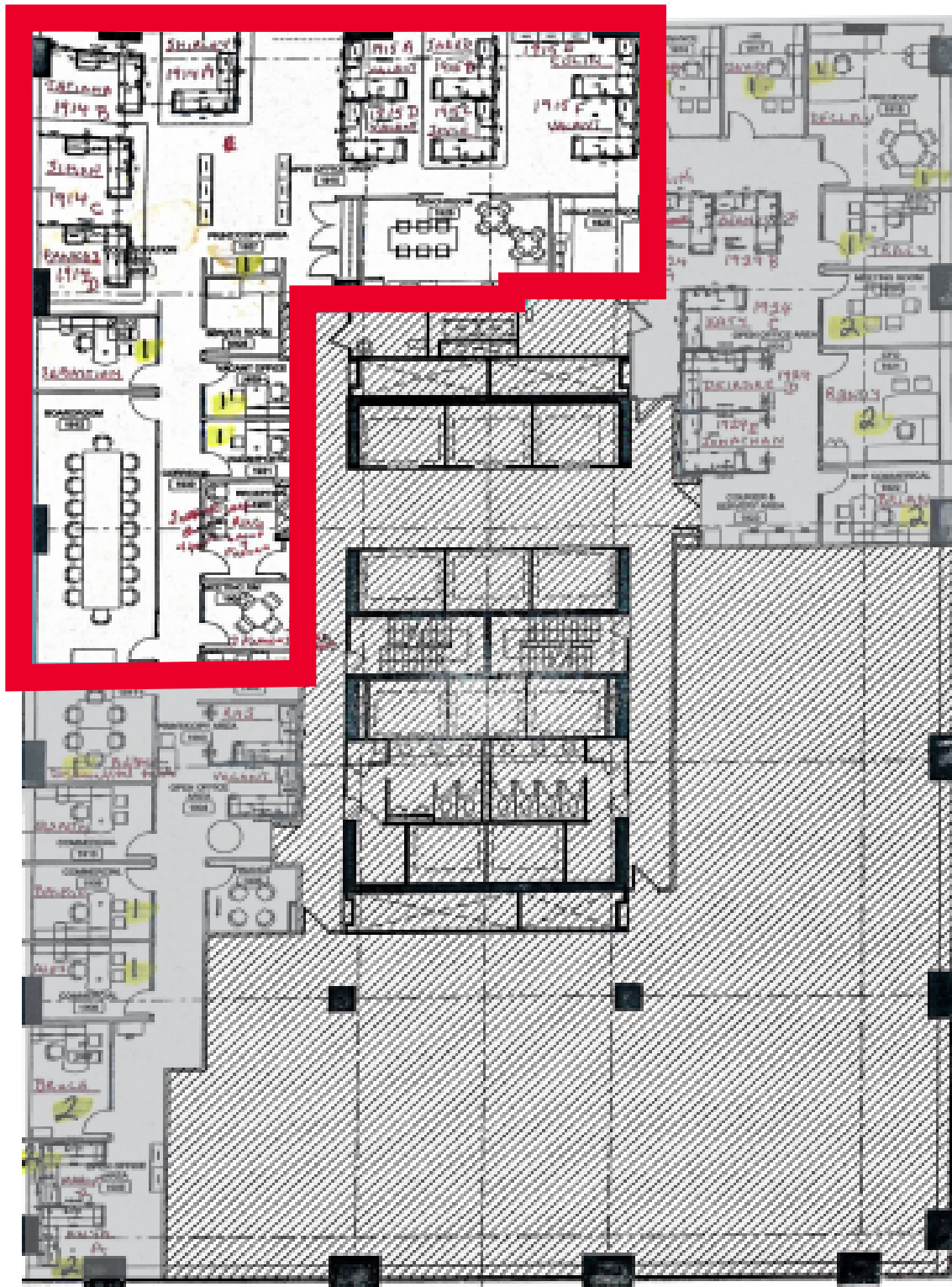
Property Features

- Aggressively priced fully turnkey short term sub-sublease at Yonge and Bloor
- Perfect co-working alternative by utilizing all furniture and improvements
- Additional Rent: \$25.40/SF (2023 estimate)
- Prominent double door elevator exposure
- Sub-sublease expiry: July 29, 2024
- Fantastic north views
- Contact listing agent for net rent

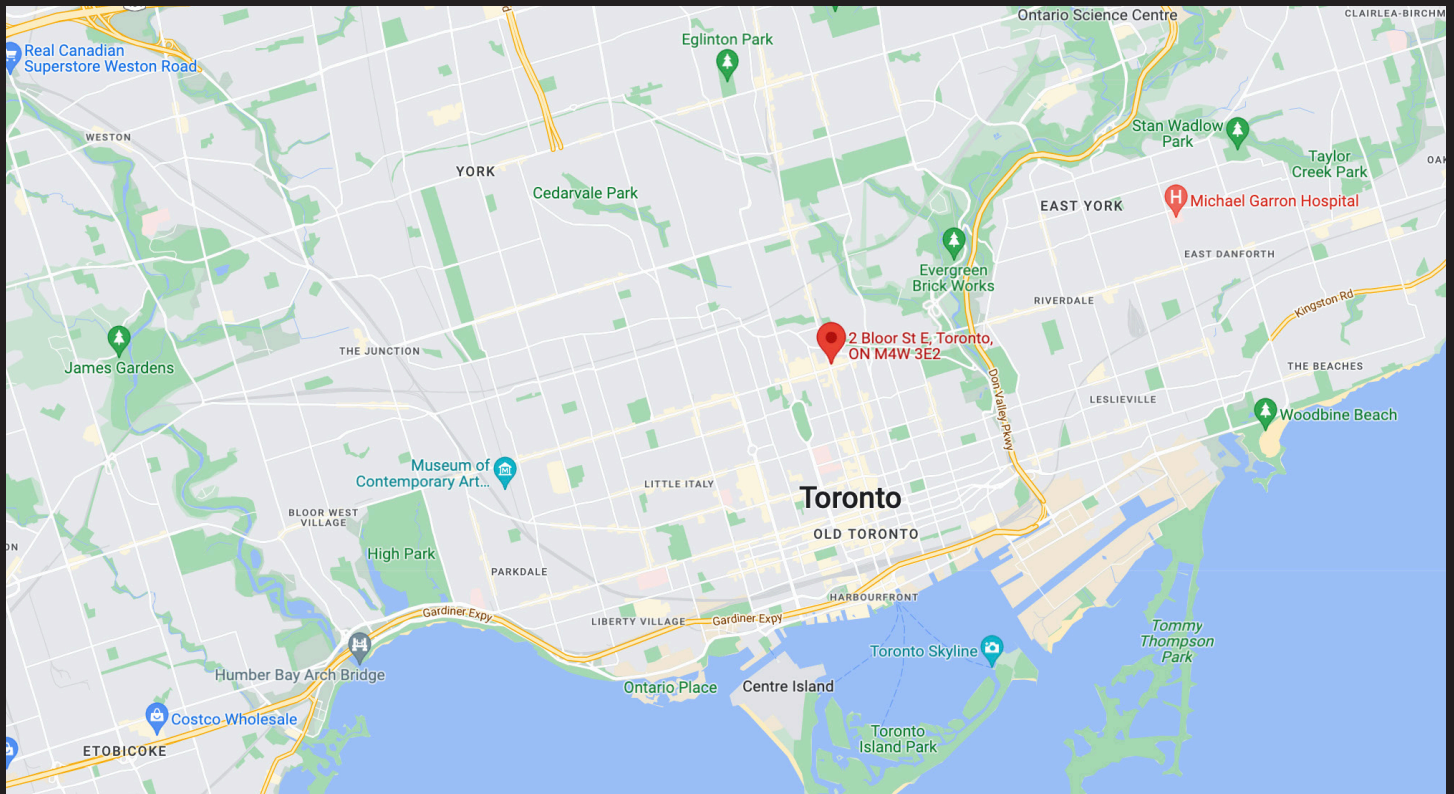


FLOOR PLAN

4,468 SF



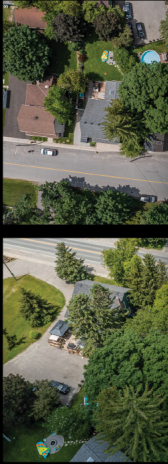
LOCATION MAP



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FLYER SAMPLE 3

AERIAL PHOTOS



PROPERTY



FOR SALE

3,959 SF
Investment Opportunity

NEW REDUCED PRICE



299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated

ROYAL LePAGE
COMMERCIAL

PHOTOS



ROYAL LePAGE
COMMERCIAL

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ROYAL LePAGE
COMMERCIAL

FOR LEASE

1,485 SF
Retail/Commercial Space



142 JAMES STREET NORTH

Hamilton, ON

Alison Kitson, Sales Representative
905.574.4600 | alisonkitson@royallepage.ca

Royal LePage State Realty, Brokerage
987 Rymal Road East, Hamilton, ON
Independently Owned & Operated

PROPERTY OVERVIEW

\$30.00/SF + \$6.40/SF TMI + Utilities & HST
Property Features

- Own and operate your business along vibrant James St North
- Close to trendy shops, entertainment and restaurants, don't miss this incredible opportunity to lease 1,485 SF of space, ripe with possibilities
- Currently set up as a Pop-up bakery and shop, it can be easily converted into other retail or food layouts
- Large windows and an inviting entrance provide plenty of sunlight shining through
- With excellent storefront exposure, there is a high pedestrian and vehicle traffic passing by each day
- Functional floor plan as currently set up with ample space for storage or re-design and create your ideal location
- Full use of a large basement included with a 2 piece bathroom
- With close proximity to the go station, highway, mountain access and along HSR route, opportunities to open business in these areas are rarely offered
- TMI, HST and Utilities are in addition to base rent
- Call the listing agent for further details or to set up an appointment to view

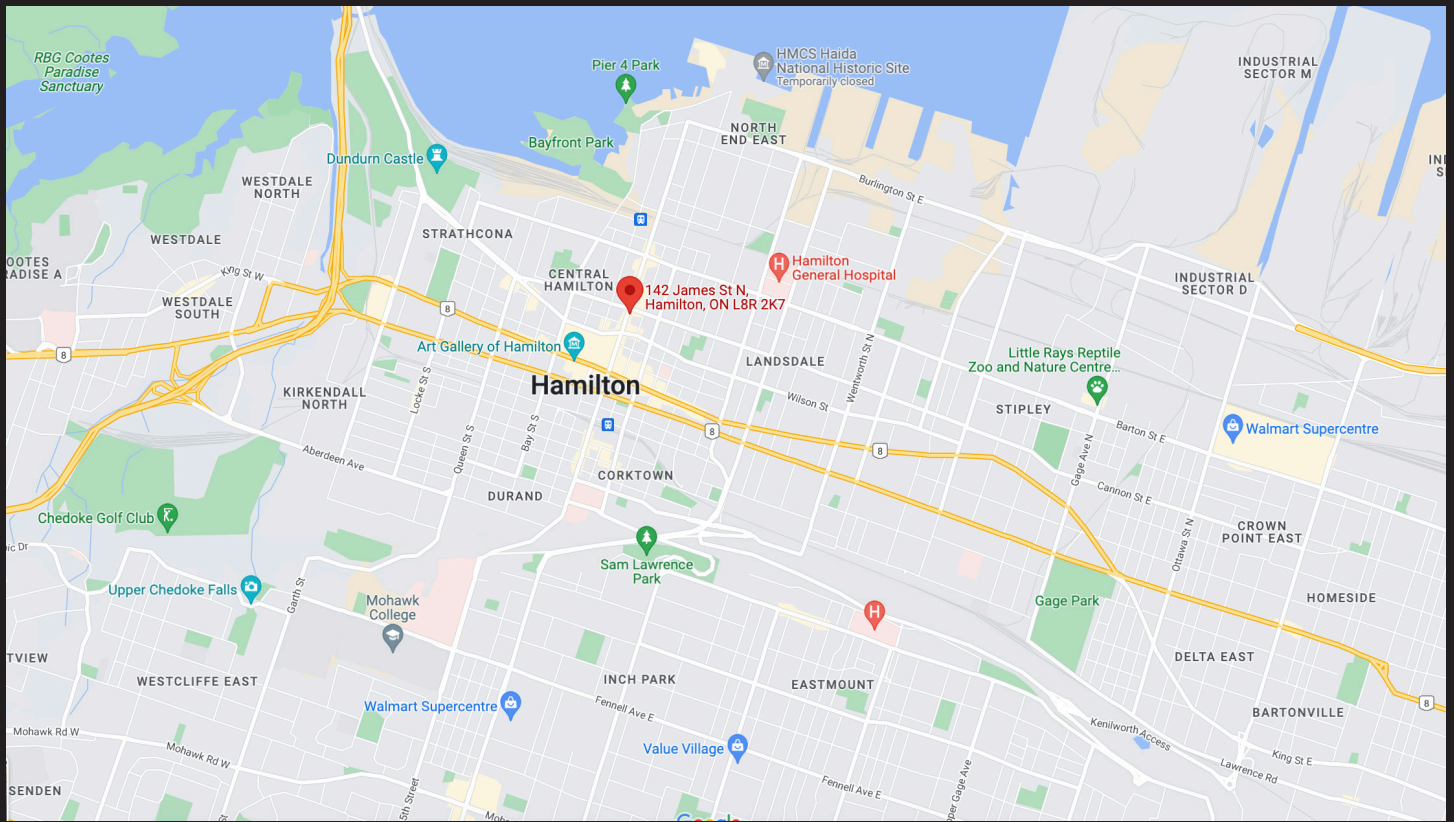
PROPERTY PHOTOS



PROPERTY PHOTOS




LOCATION MAP






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FLYER SAMPLE 4

AERIAL PHOTOS




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

INTERVIEW

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ROYAL LePAGE
COMMERCIAL

FOR SALE

125.79 FT. FRONTAGE ON KING RD
Mixed-Use Investment Opportunity



186 & 192 KING ROAD
Richmond Hill, ON

Nima Khadem, Broker
416.666.3046 | nima@nimakhadem.com

Royal LePage Signature Realty, Brokerage
201-8 Sampson Mews, Toronto, ON
Independently Owned & Operated

ROYAL LEPAGE
COMMERCIAL

PROPERTY OVERVIEW

\$4,250,000.00

Property Features

- Total Of 125 Ft. Frontage On King Rd.
- Opportunity For Residential Redevelopment
- Opportunity For Commercial Redevelopment
- Current Zoning Designation Permits A Wide Range Of Commercial Uses
- Multi Income Residential Property With 1 House + 2 Rental Suites
- 2 Car Garage Roughed-In For Plumbing. Potential For Additional Unit
- Steps To Yonge St In Beautiful Oak Ridges



PROPERTY PHOTOS



Potential To Add Secondary Unit In The Garage



PROPERTY PHOTOS



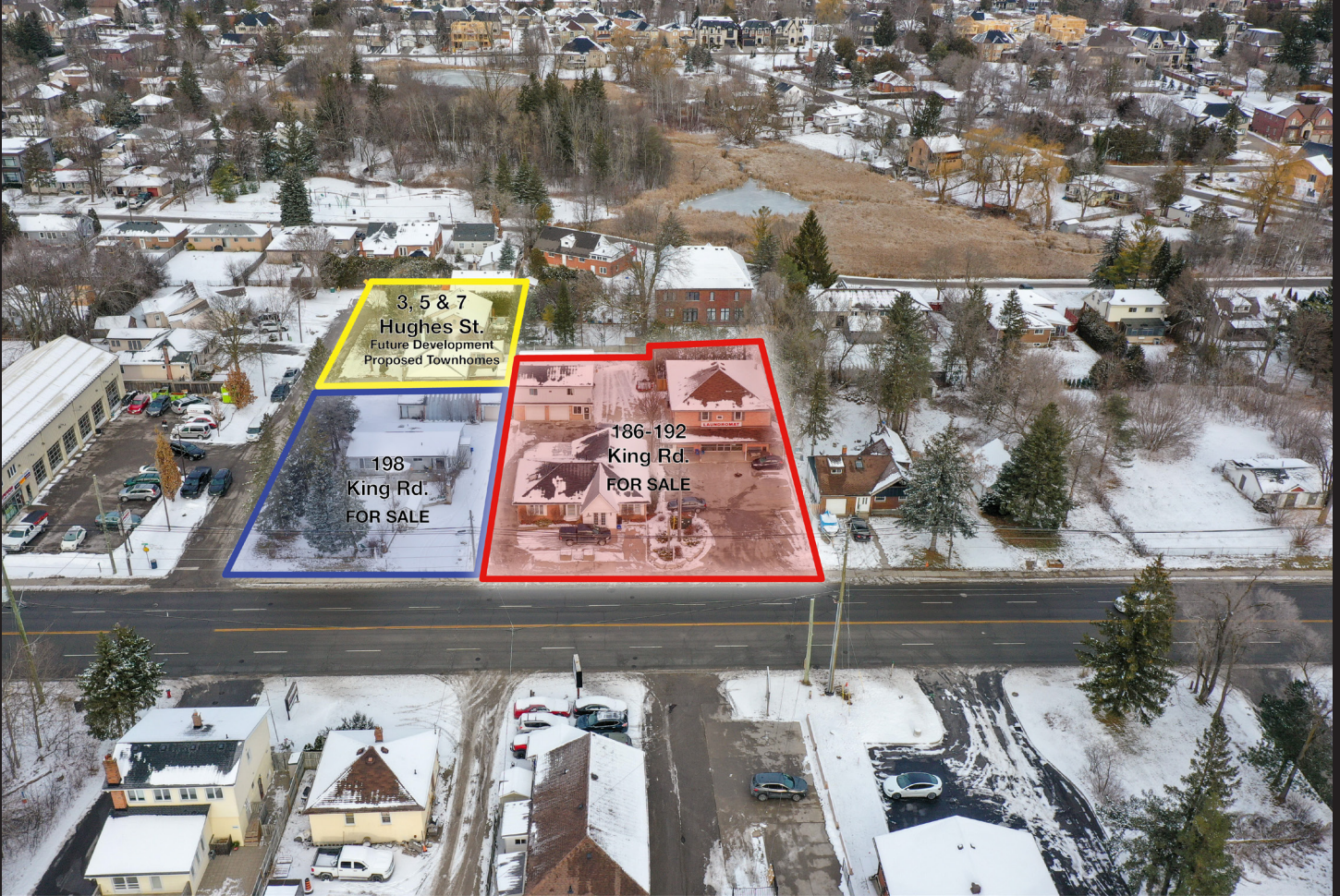
PROPERTY PHOTOS



PROPERTY PHOTOS

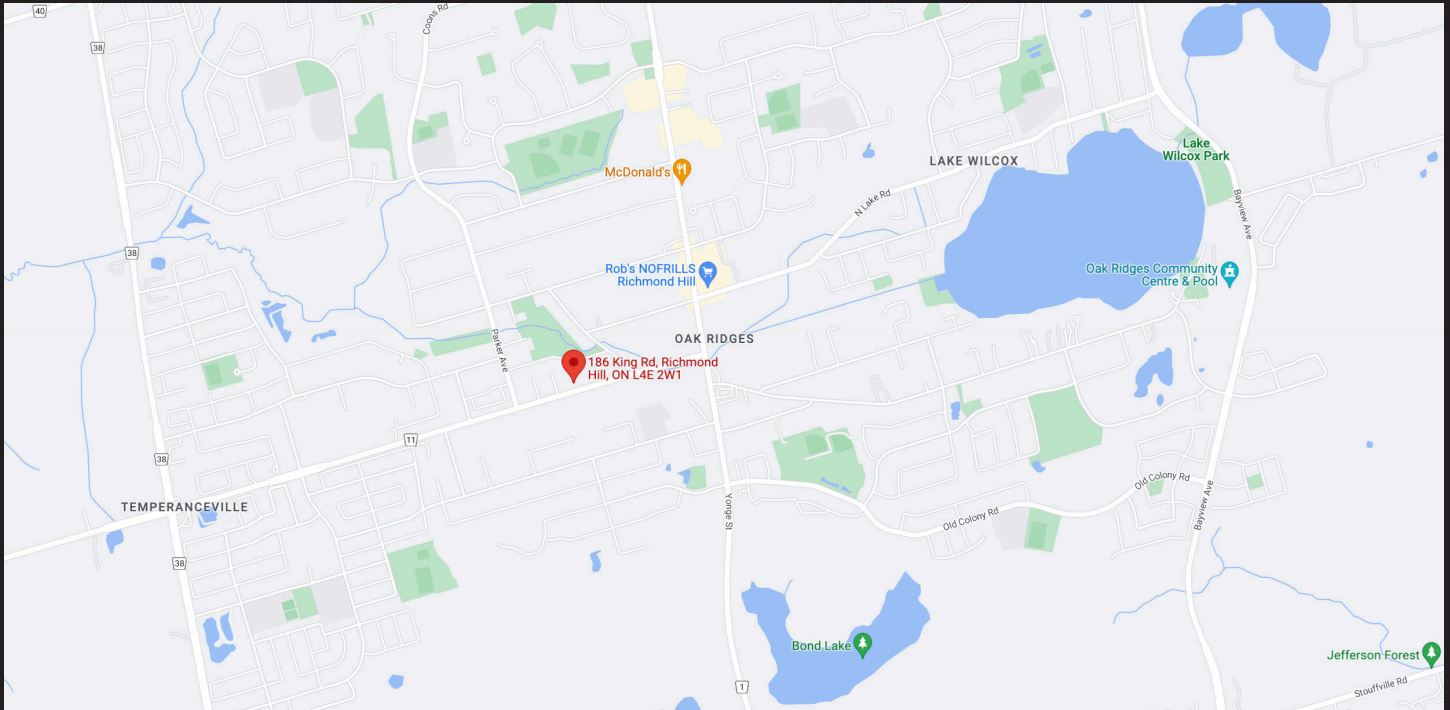


POTENTIAL DEVELOPMENT SITES



All Three Highlighted Sites Currently For Sale


LOCATION MAP






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FLYER SAMPLE 5

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

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416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
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PHOTOS



ROYAL LePAGE
COMMERCIAL

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ROYAL LePAGE
COMMERCIAL

FOR SALE

Commercial Building



200 INDUSTRIAL BOULEVARD

Napanee, ON

Allan H. Lunenfeld, LL.B., Broker
613.966.6060 | ahl@sympatico.ca

Royal LePage ProAlliance Realty, Brokerage
357 Front Street, Belleville, ON
Independently Owned & Operated

PROPERTY OVERVIEW

\$524,900.00

Property Features

- Attractive multi unit commercial building situated in an excellent location with plenty of drive by traffic in a commercial/industrial area.
- Great visibility, access and signage!
- The building can be used as two units with each having a private entrance or used as one whole unit.
- New owner could potentially operate a business out of one side and rent out the other side to another business.
- Plenty of parking for employees and visitors.
- Zoning is Napanee C6 which allows for a variety of uses such as Business/ Professional Administrative Offices, Convenience Store, Dry Cleaner/Coin Laundry, Eating Establishment, Personal Service Shop and more.



PROPERTY PHOTOS



PROPERTY PHOTOS



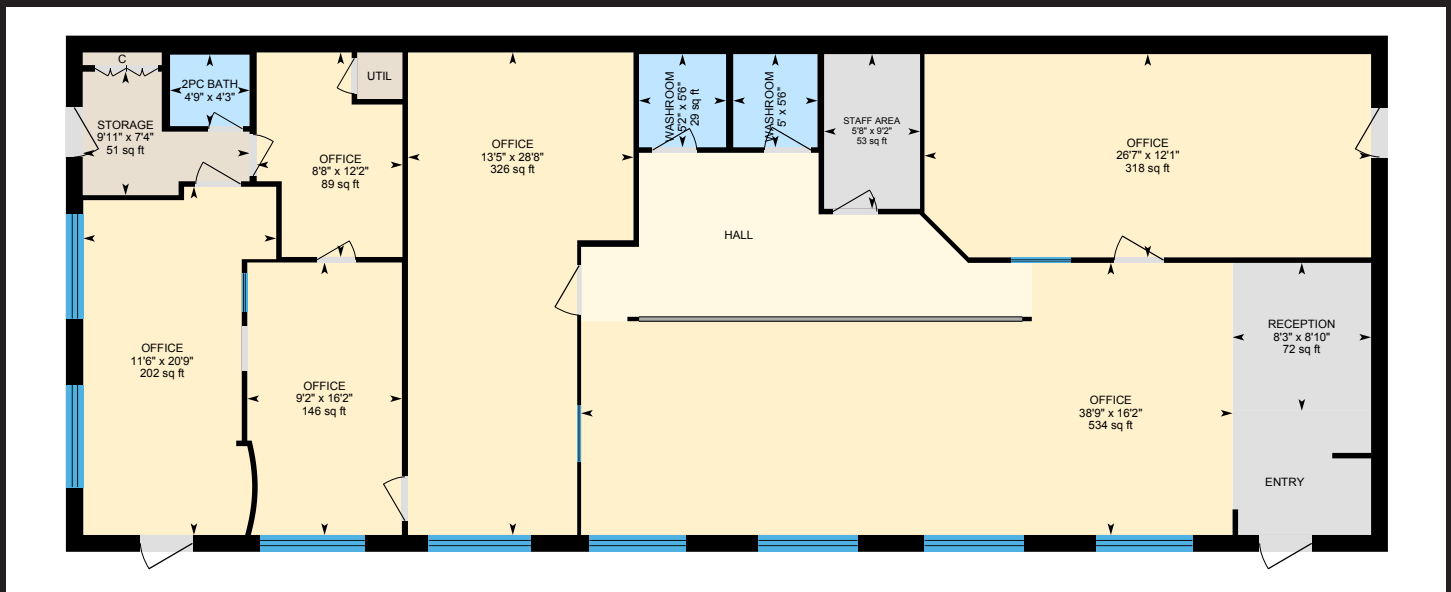
PROPERTY PHOTOS



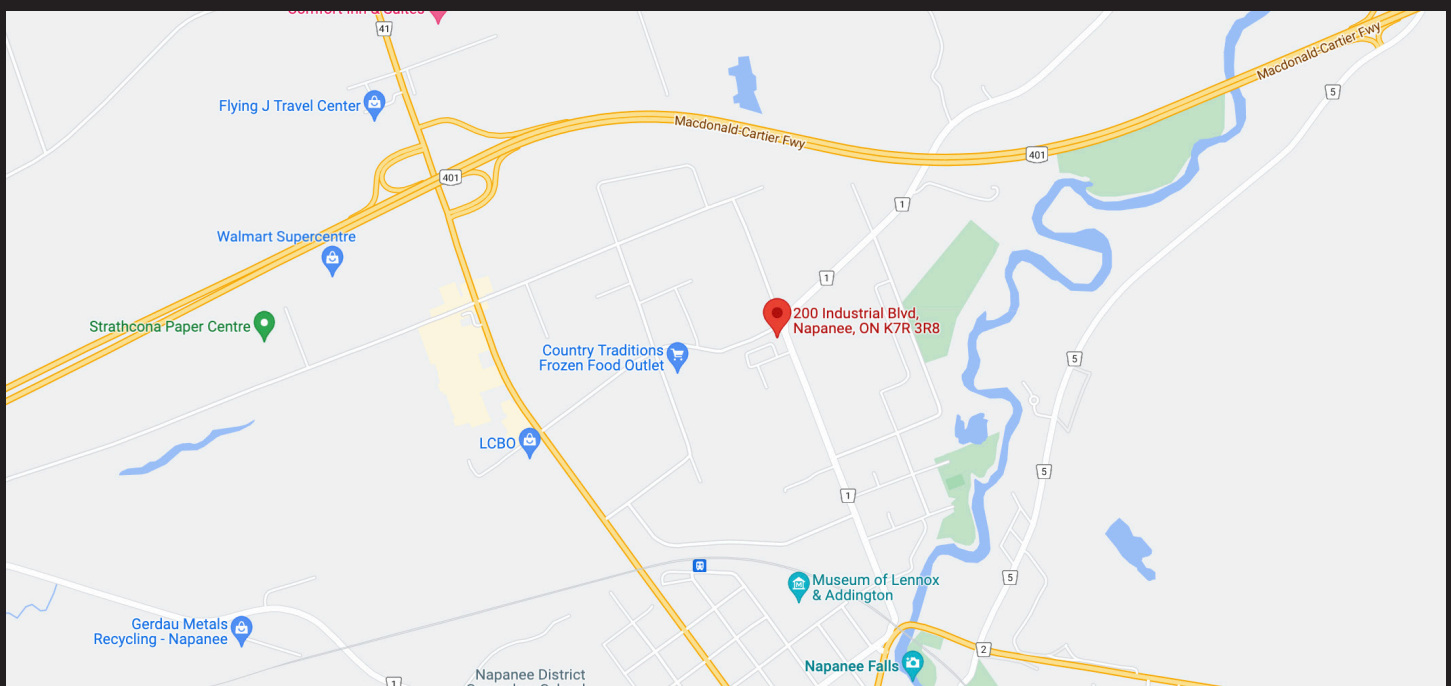
PROPERTY PHOTOS



FLOOR PLAN




LOCATION MAP






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FLYER SAMPLE 6

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
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PHOTOS



ROYAL LePAGE
COMMERCIAL

INTERVIEW

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ROYAL LePAGE
COMMERCIAL

FOR LEASE

82 - 100 SF
Office Space



320 GREAT PLAINS ROAD, UNITS #14 & 15 Emerald Park, SK

John Chung, REALTOR®
306.501.5333 | johnchung@royallepagecommercial.com

Royal LePage Regina Realty, Brokerage
2160 Victoria Avenue E, Regina, SK
Independently Owned & Operated

PROPERTY OVERVIEW

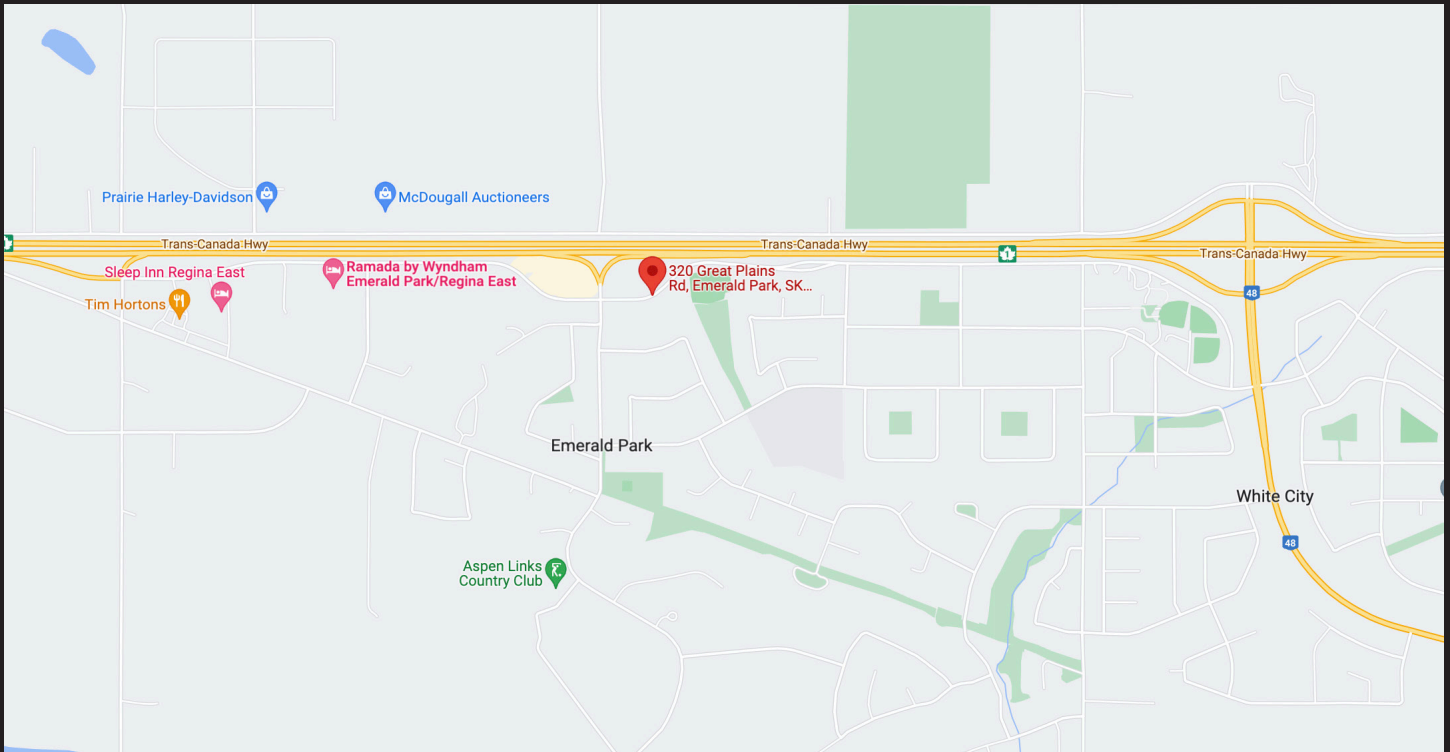
\$600.00 - \$650.00

Property Features

- Great Office Space
- Plenty Of Parking Available
- Minutes From Downtown Regina
- Just Off Of Highway #1
- Utilities Included




LOCATION MAP






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FLYER SAMPLE 7

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

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ROYAL LePAGE
COMMERCIAL

FOR SALE

54,000 SF
Multi Family Investment Opportunity



385 VICTORIA STREET
Fredericton, NB

Don Clancy, Commercial REALTOR®
506.999.1690 | donclancy@royallepage.ca

Royal LePage Atlantic
457 Bishop Drive, Fredericton, NB
Independently Owned & Operated

 **ROYAL LePAGE**
COMMERCIAL

PROPERTY OVERVIEW

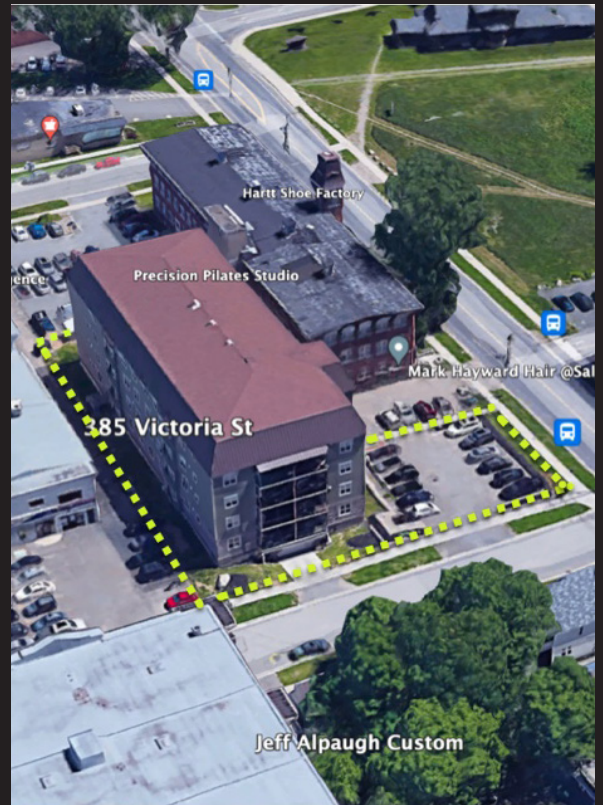
\$7,950,000.00

Property Features

- Upscale Apartment Building in the Beautiful Capital City of Fredericton, NB
- 32 X 2 Bedroom Apartments, ranging from 1,075 to 1,500 square feet in size
- Excellent location - only 1 km away from the downtown CBD
- Walk to Universities, YMCA, grocery, restaurants, art gallery, & more
- 32 Underground / Interior Parking Spots + 12 Exterior Parking Spots.
- Approx. 9 foot High Ceilings, Granite Counters, and High Quality Cabinets
- 5 Appliances per unit - including dishwashers and ensuite laundry.
- Tenants pay their own electricity costs (heat + lights) - separately metered
- Strong potential upside - no rent controls currently in effect in NB.
- Building was constructed in 2015



LOT BOUNDARIES




LOCATION MAP






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FLYER SAMPLE 8

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

DESCRIPTION

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ROYAL LePAGE
COMMERCIAL

FOR SALE

0.96 ACRES
Retail Space



28636 CENTRE ROAD
Strathroy, ON

Avtar Sandhu, Broker
416.858.9900 | sandhu@royallepage.ca

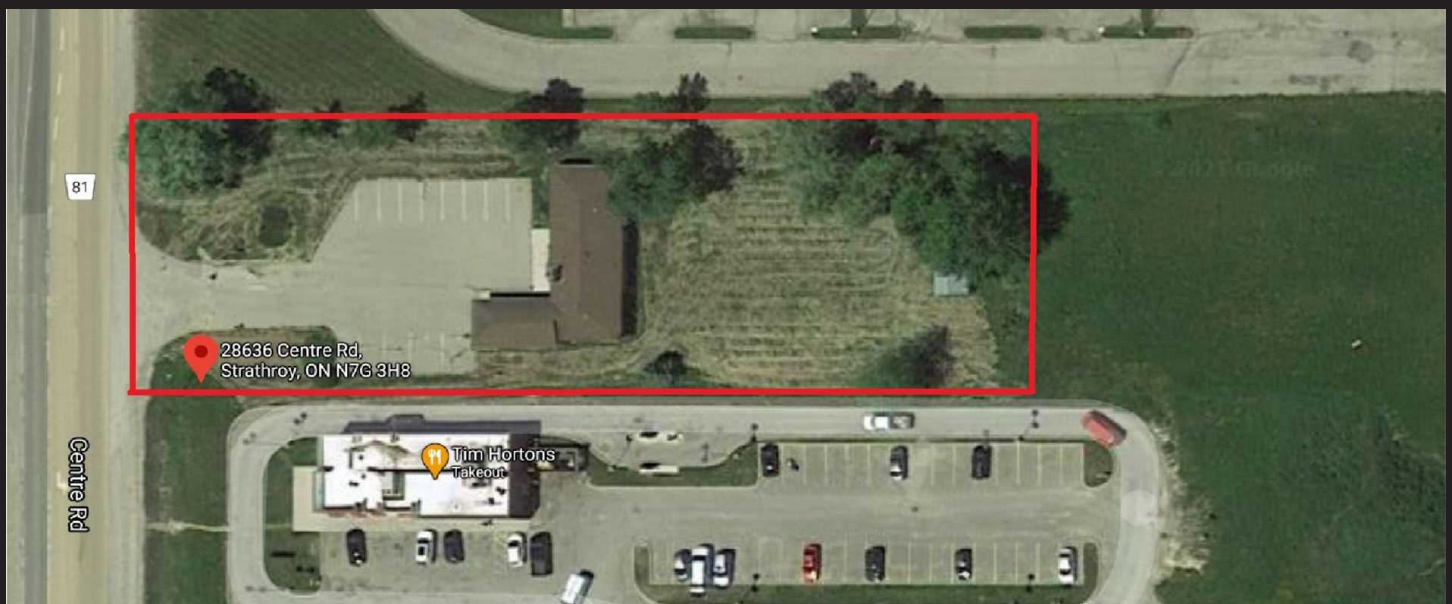
Royal LePage Grand Realty, Brokerage
30 Melanie Drive #6, Brampton, ON
Independently Owned & Operated

PROPERTY OVERVIEW

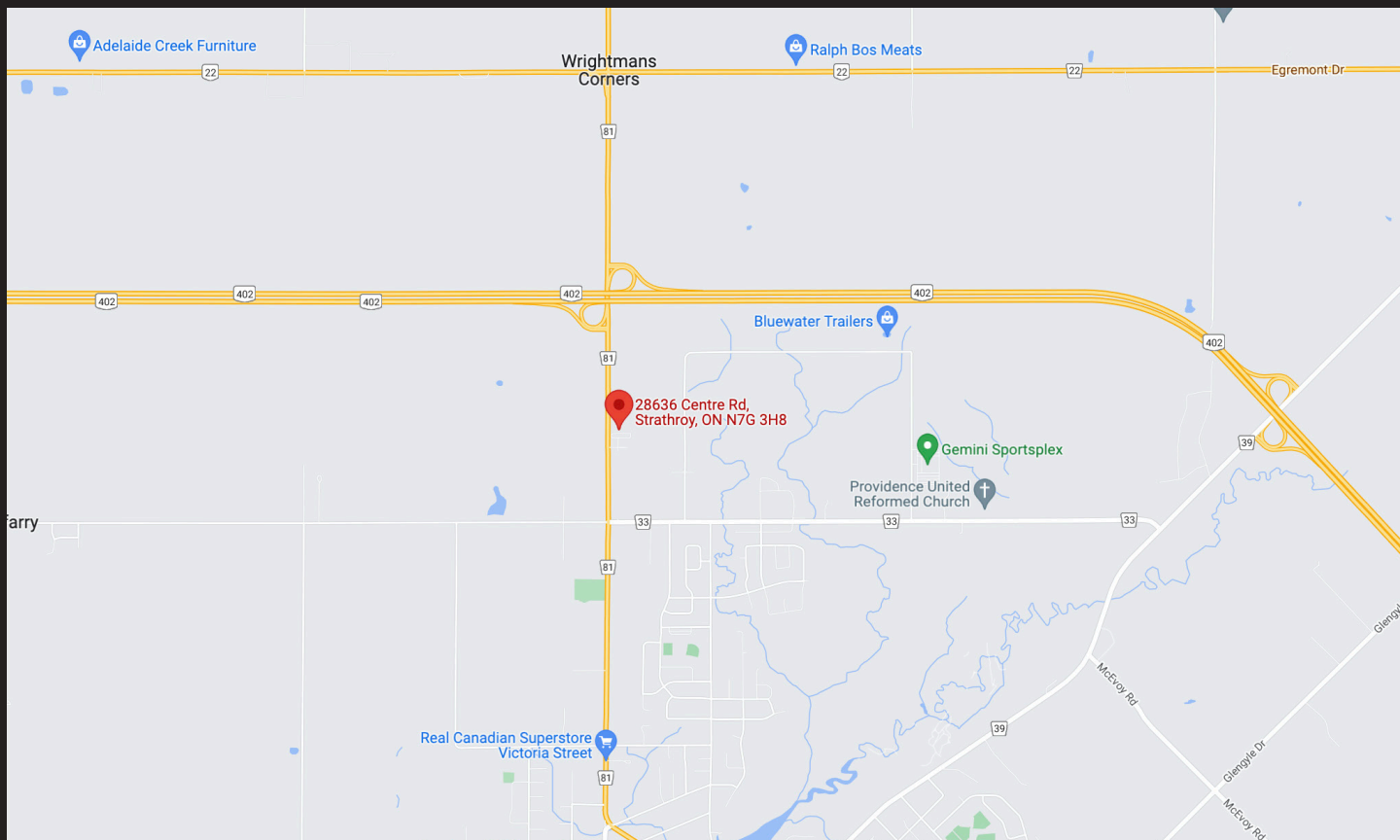
\$1,500,000.00

Property Features

- 0.96 Acre Lot
- 120 Feet Front & 350 Feet Deep
- The Property Is Highway Commercial & Retail Zoned Outdoor Storage Permitted
- Excellent For Professional Office, Medical Clinic, Vet Clinic & Many more uses
- With City Sewers And City Water
- Easy Access From Hwy 402 Exit 65
- Excellent Exposure And High Traffic Road
- Free Standing Bungalow
- Perfectly Finished With 6 Room, 2 Kitchen, 2 Washrooms, With Very Open Space
- Retail Store Use
- 2,399 SF On Main Floor Plus Basement




LOCATION MAP






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FLYER SAMPLE 9

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

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Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

INTERVIEW

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ROYAL LePAGE
COMMERCIAL

FOR SALE

105.87 ACRES
Land



18048 TYOTOWN ROAD
Cornwall, ON

Anter Matharu, Sales Representative
416.910.0100 | antermatharu@royalpage.ca

Royal LePage Flower City Realty, Brokerage
302-10 Cottrelle BLVD, Brampton, ON
Independently Owned & Operated

PROPERTY OVERVIEW

\$12,751,000.00

Property Features

- Major Development Site In The Cornwall Area
- Located Just a 1/2 Mile From The Massive Walmart Dist. Centre In Cornwall's Industrial Park
- Few Mins. Drive To Exit 796 Hwy 401 On Boundary Rd
- Zoning: Commercial And Others
- Designation: Residential/Commercial/Industrial



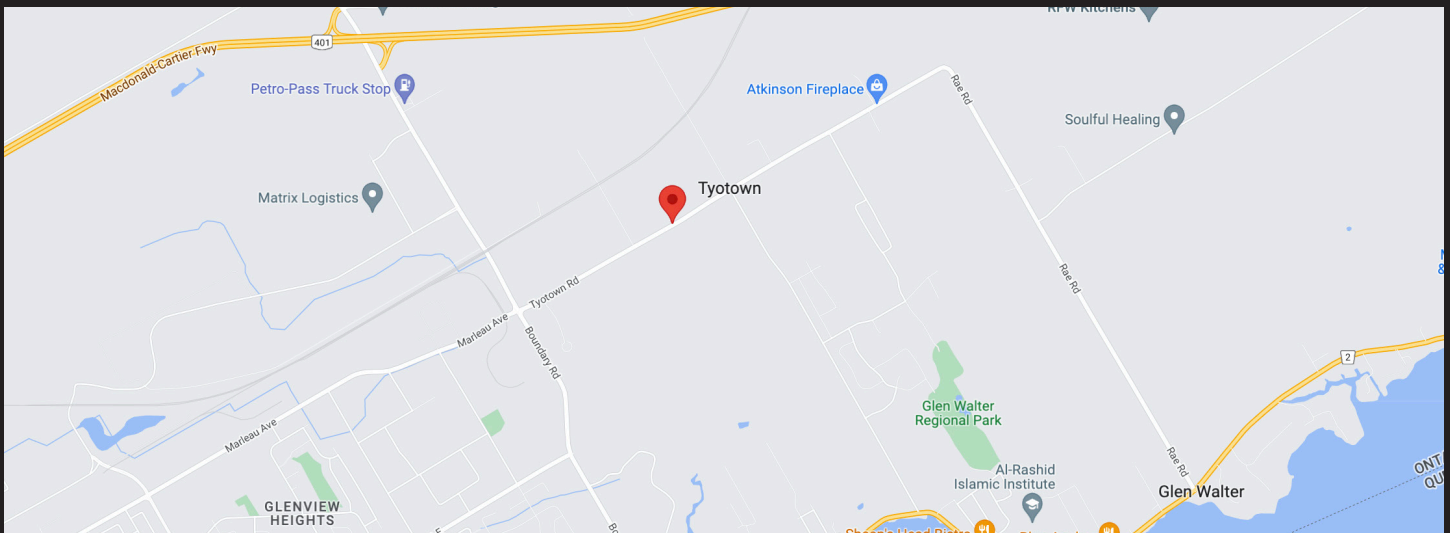
LOT BOUNDARIES



AERIAL MAP




LOCATION MAP






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FLYER SAMPLE 10

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






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Uxbridge, ON

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PHOTOS



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COMMERCIAL

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ROYAL LePAGE
COMMERCIAL

FOR LEASE

4,620 SF
Industrial Space



6202 48 STREET, BAY 1 & 2
Lloydminster, AB

Chris Parsons, REALTOR®
780.871.2294 | chris@musgraveagencies.com

Royal LePage Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

 ROYAL LePAGE
COMMERCIAL

PROPERTY OVERVIEW

\$7.00/SF

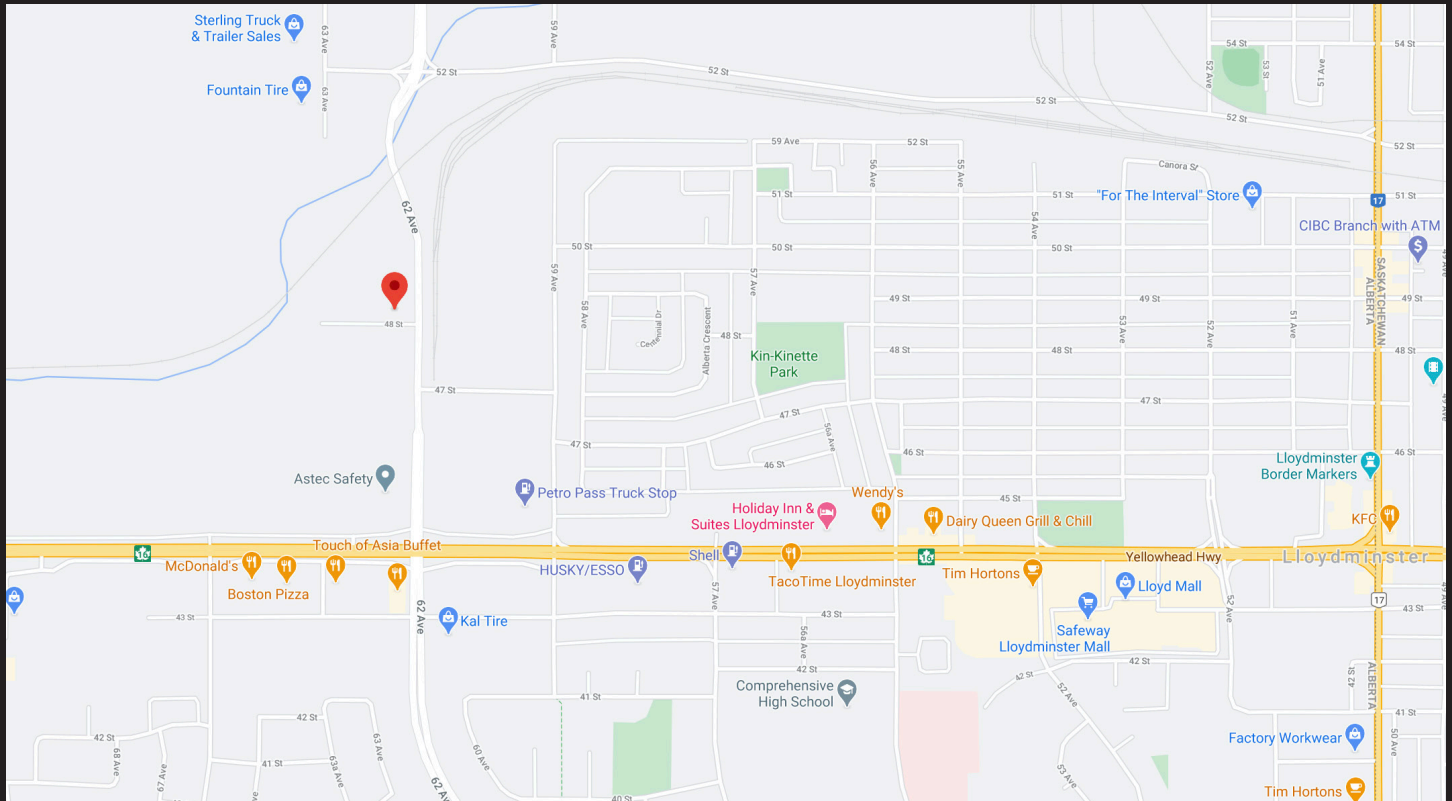
Property Features

- End Unit Space
- Excellent location with high visibility
- Located along major Lloydminster truck route
- Easily converted to suit business requirements
- 2 - 2 piece bathrooms

Property Overview

- Legal Description: Plan 7820783 Block 8 Lot 1
- Year Built: 1978
- Zoning: I2, Medium Industrial
- Lease Space SF: 4,620 SF
- Power: Single Phase
- Heating: Radiant Heat
- Lease Type: Monthly
- Renewal Option: Yes
- Occupancy Costs: \$2.26 / SF
- Occupancy Costs Include: Building Insurance, Landscape Maintenance, Property Taxes, Snow Removal, & Property Management Fees
- MLS #: A2017993


LOCATION MAP






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FLYER SAMPLE 11

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






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Uxbridge, ON

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COMMERCIAL

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ROYAL LePAGE
COMMERCIAL

PRE-SALE

24 UNITS
Commercial / Retail / Office



800 MARINE DRIVE North Vancouver, BC

Raman Bayanzadeh, PREC, CCIM, BSc, DIPBM
Principal Commercial Investment
778.896.7592
raman@royalpagecommercial.com

Pouria Nikravan, PREC, B.Com, CSC
Principal Commercial Investment
604.738.0380
pourian@royalpagecommercial.com

Royal LePage Sussex, Brokerage
CRE Investment & Development Team
2397 Marine Drive, West North Vancouver, BC



PROPERTY OVERVIEW

Location

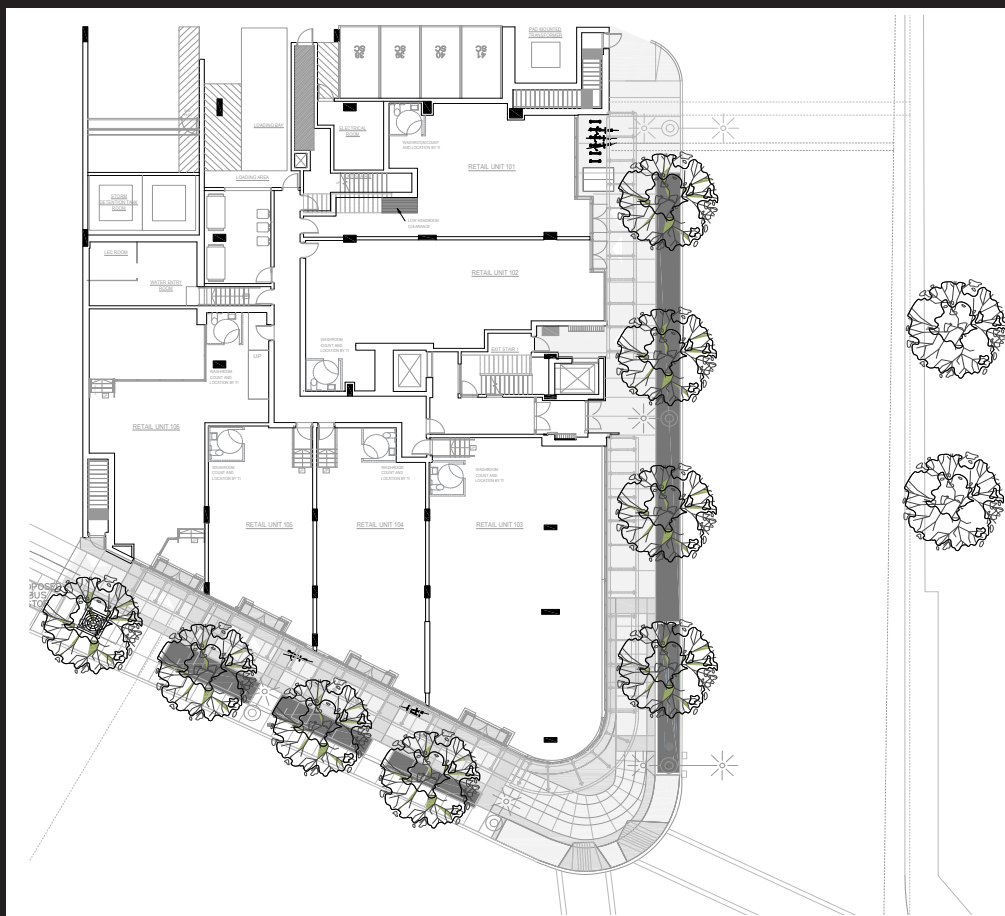
- VERTEX is ideally located at the northwest corner of Marine Drive and Fell Avenue providing optimal access and exposure
- Marine Drive is an east-west commercial thoroughfare that extends along the North Shore and enjoys high traffic volumes throughout the day
- Retailers in the area include Walmart, Save-on-Foods, Shoppers Drug Mart, RBC, CIBC, Coast Capital, Bed Bath & Beyond, Thrifty Foods, and Golf Town. Capilano Mall, North Vancouver's largest shopping center, is also located directly within a block of the property
- 3 mins to HWY 1
- 2 min from central Lonsdale & Lonsdale Quay
- 5 mins to Lions-gate Bridge
- Situated on Translink's B-Line - a high-capacity express bus service

PROPERTY RENDERINGS



FLOOR PLANS

First Floor Plan

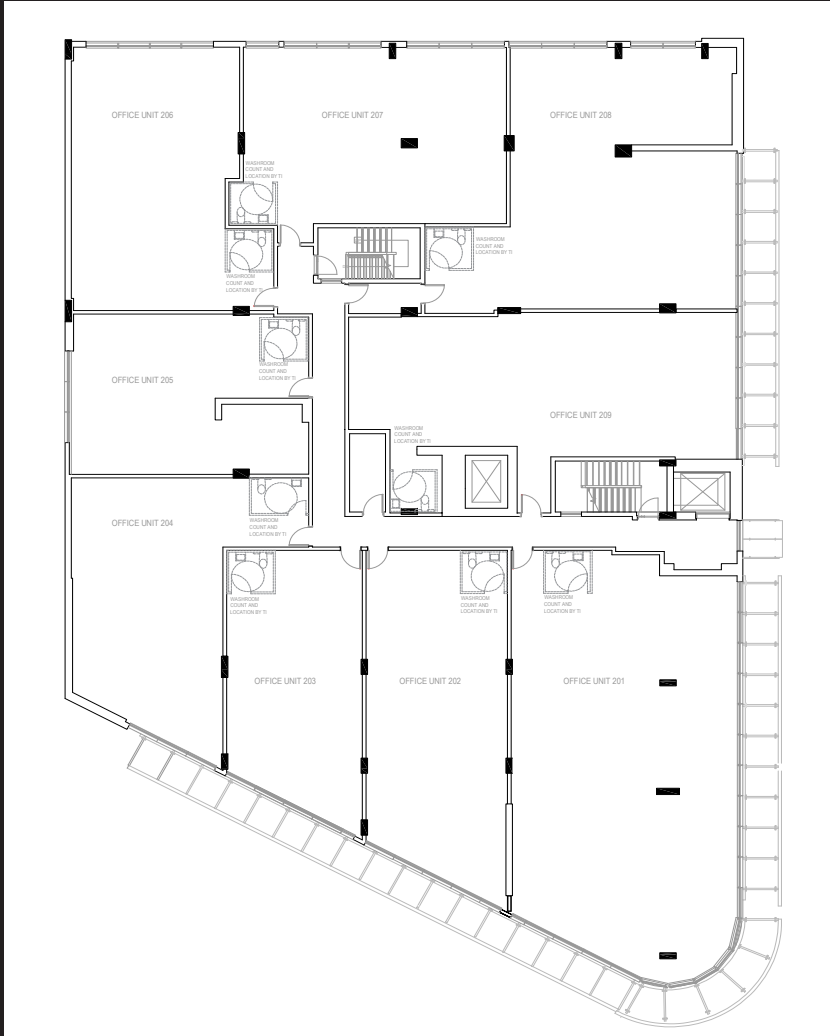


Retail Units

| ■ Unit | Size |
|--------|-------------|
| ■ 101 | 1,160.09 SF |
| ■ 102 | 1,438.15 SF |
| ■ 103 | 2,251.08 SF |
| ■ 104 | 1,135.41 SF |
| ■ 105 | 880.96 SF |
| ■ 106 | 1,529.18 SF |

FLOOR PLANS

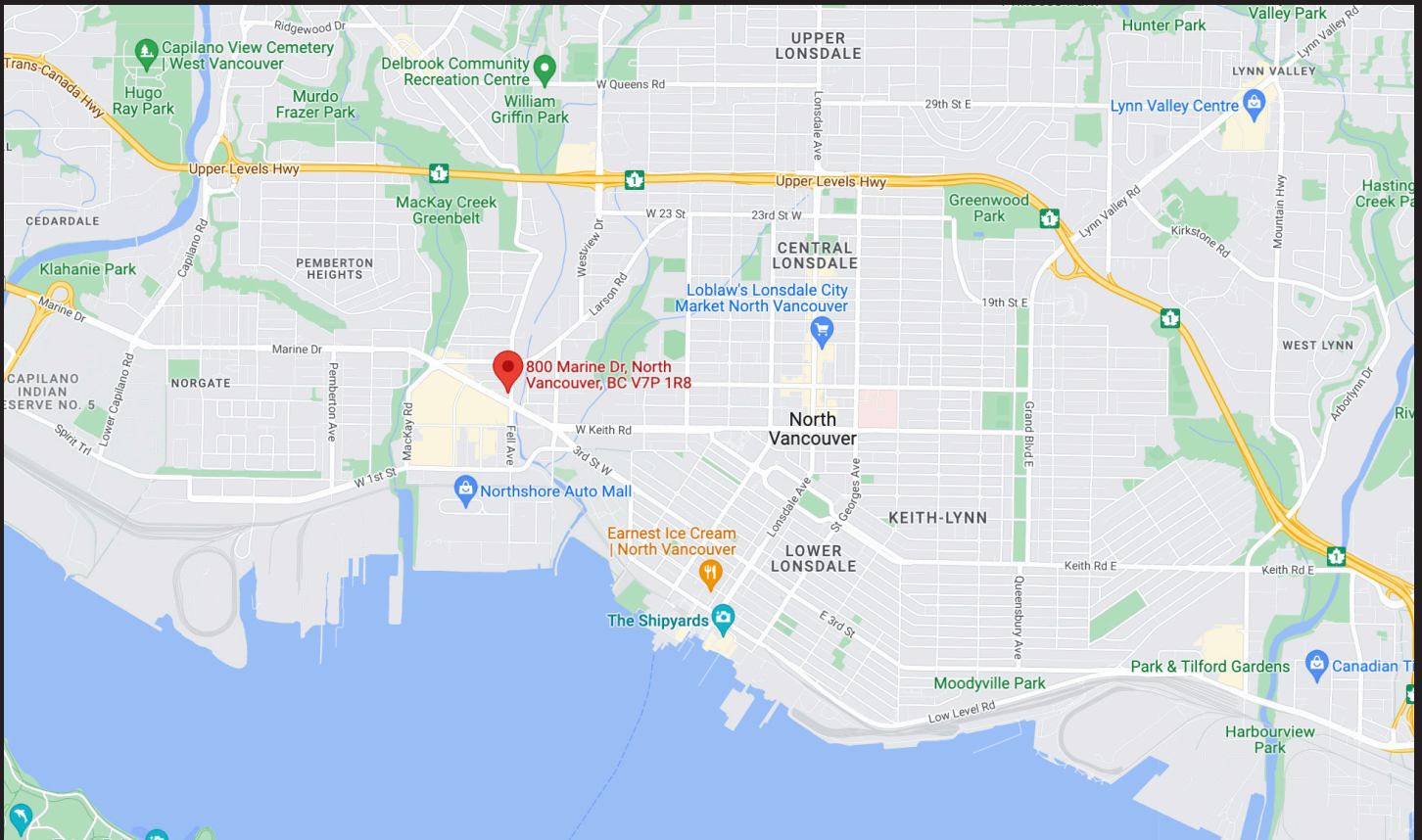
Second Floor Plan



Office Units

| Unit | Size |
|------|-------------|
| 201 | 2,360.00 SF |
| 202 | 1,208.58 SF |
| 203 | 913.46 SF |
| 204 | 1,200.18 SF |
| 205 | 1,002.71 SF |
| 206 | 1,253.39 SF |
| 207 | 1,266.83 SF |
| 208 | 1,772.55 SF |

LOCATION MAP




This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Prices are subject to change without notice. Renderings, views, measurements, and layouts are for illustration purposes only.




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FLYER SAMPLE 12

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

DESCRIPTION

od

s to storefront from interior

n main

potential to be converted to

and rear of building

beautifully maintained century

nario

garden suite potential

al surface parking

photos

ROYAL LePAGE
COMMERCIAL

FOR LEASE

1,723 SF
Industrial Space



974 BOULDER BOULEVARD, UNIT #110
Stony Plain, AB

Victor Moroz, Associate Broker
780.499.6400 | victor@royalpage.ca

Royal LePage Noralta Real Estate Inc, Brokerage
202 Main Street, Spruce Grove, AB
Independently Owned & Operated

 ROYAL LePAGE
COMMERCIAL

PROPERTY OVERVIEW

\$15.00/SF + \$4.80/SF Additional Rent (Est)

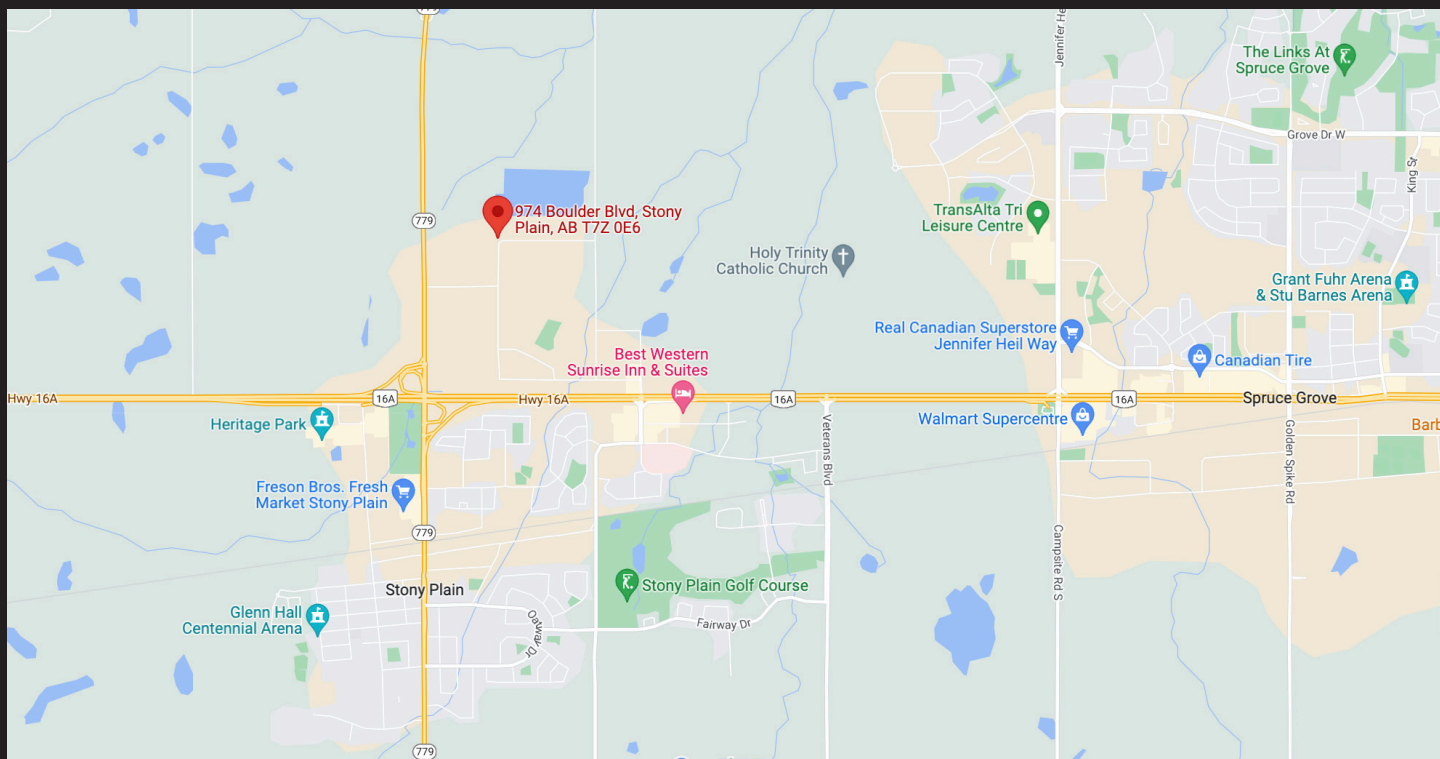
Property Features

- IMMEDIATE POSSESSION!
- Easy Access via Highway 779 to Highways 16 & 16A
- 12'x14' Overhead door at front
- 9'x8' Overhead door & man door at rear
- Washroom, floor drains, 2 ceiling fans, 10-T5 lighting
- 100 Amp power
- 18' ceiling
- Paved parking lot & secure, power front gate
- Zoned M1 - Business Industrial

PROPERTY PHOTOS




LOCATION MAP






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FLYER SAMPLE 13

AERIAL PHOTO




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

INTERVIEW

od

s to storefront from interior

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beautifully maintained century

nario

garden suite potential

al surface parking

photos

ROYAL LePAGE
COMMERCIAL

FOR LEASE

1,625 SF
Prime End Cap Retail Space



1300 KING STREET EAST, UNIT #32
Oshawa, ON

Chris Tyrovolas, Broker
905.666.1333 | ctyr@royalpage.ca

Royal LePage Frank Real Estate, Brokerage
200 Dundas Street East, Whitby, ON
Independently Owned and Operated



PROPERTY OVERVIEW

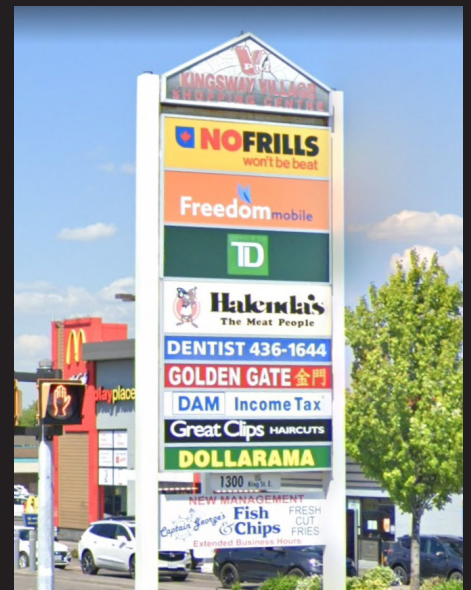
\$28.00/SF + Taxes: \$6.30/SF + Cam: \$6.25/SF
Property Features

- Grocery Anchored Shopping Centre
- Located In busy intersection at Townline & King St E.
- Excellent mix of retail, service and restaurant tenants
- Plenty of On-site parking
- Rarely any small vacancies in this shopping centre

Unit Overview

- **UNIT 32**
- Total Area: 1,625 SF
- Features: End Cap Unit & Rear Door Access For Deliveries

No Equipment Included



PROPERTY PHOTOS



SITE PLAN

Kingsway Village Shopping Centre
1300 King St. E
Oshawa, ON L1H 8J4



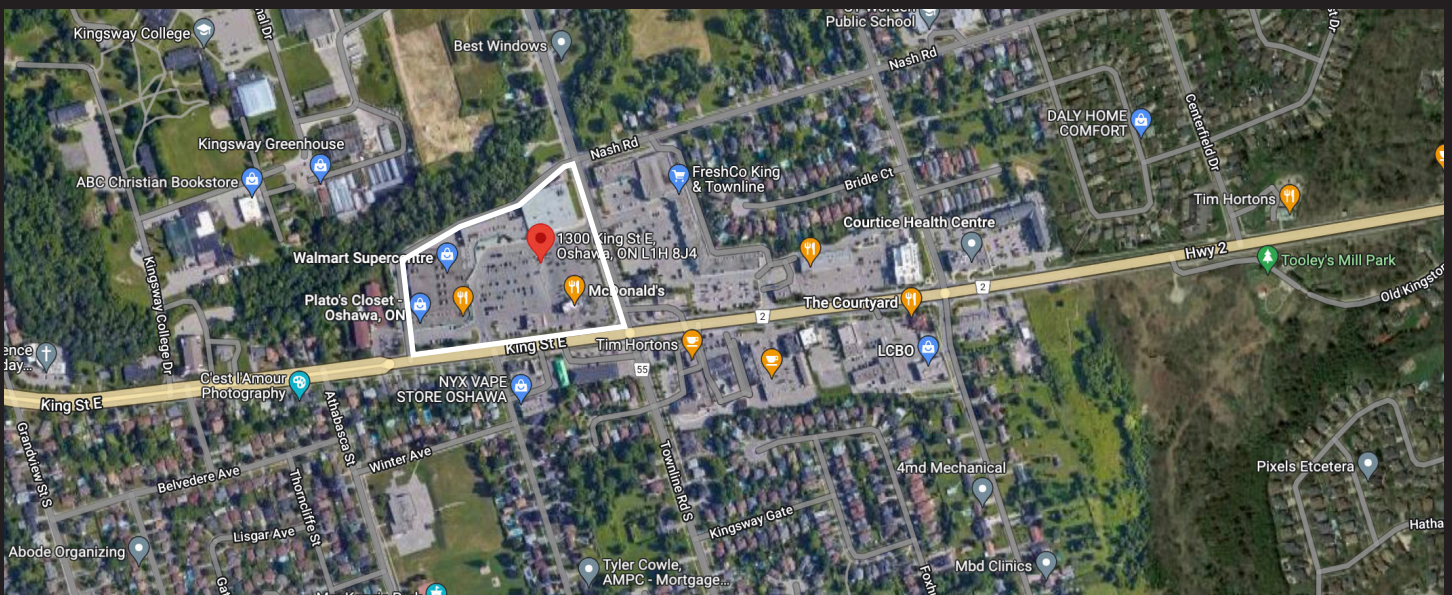
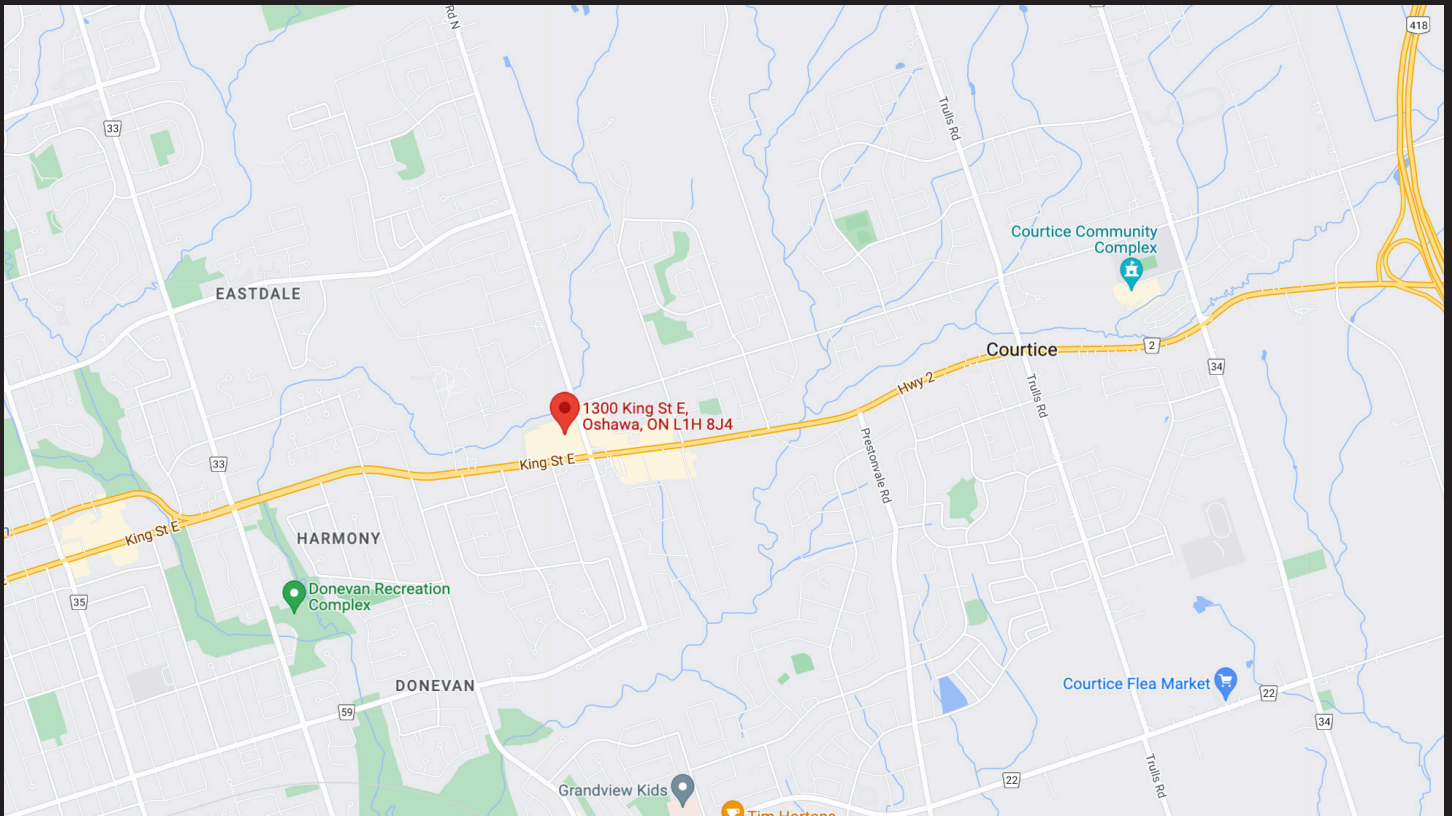
**VALIANT RENTAL
 PROPERTIES LIMITED**

177 Nonquon Road, 20th Fl.
 Oshawa, Ontario L1G 3S2
 Tel: 905.579.1626
 Fax: 905.579.9472

| LEGEND | |
|--------|-------------------|
| S | Gas |
| X | VRPL Fire Hydrant |
| X | City Fire Hydrant |
| O | Fire Extinguisher |
| □ | "Drain" |

- 1 NO FRILLS
- 1A GOLDEN GATE BUFFET
- 2 HALENDIA'S
- 3 NAILS FOR YOU
- 4/5 CANADA COMPUTERS
- 6/7 EAST VILLAGE DENTAL CENTRE
- 8/9 DOLLARAMA
- 10 GREAT CLIPS
- 11 RAVE CONVENIENCE
- 12 SNOW WHITE CLEANERS
- 13 LORI'S HEARTS AND FLOWERS
- 14 FUTURE-TECH
- 15 VACANT
- 16 VACANT
- 21/24 CHASER'S BAR & GRILL
- 25 CAPTAIN GEORGE FISH & CHIPS
- 26 DAM INCOME TAX
- 27 THE UPS STORE
- 28 WIND MOBILE
- 29/30 PLATO'S CLOSET
- 31 TELUS
- 32 VACANT
- 33 McDONALD'S
- 34 T.D. CANADA TRUST


LOCATION MAP




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FLYER SAMPLE 14

AERIAL PHOTO




PROPERTY INTERIOR



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE




299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

DESCRIPTION

od
s to storefront from interior
n main
potential to be converted to
and rear of building
beautifully maintained century
nario
garden suite potential
al surface parking

photos

ROYAL LePAGE
COMMERCIAL

FOR LEASE

2,720 SF
Office & Shop



2404 2ND AVENUE NORTH

Lethbridge, AB

Jillian Chaffee, Commercial Agent
403.894.3254
jillianchaffee@royallepagecommercial.com

Darren Atkins, Commercial Agent
587.691.2545
darrenatkins@royallepage.ca

Royal LePage South Country Real Estate Services, Brokerage
526 5 Street South, Lethbridge, AB
Independently Owned & Operated

PROPERTY OVERVIEW

#3,500.00/MONTH

Property Features

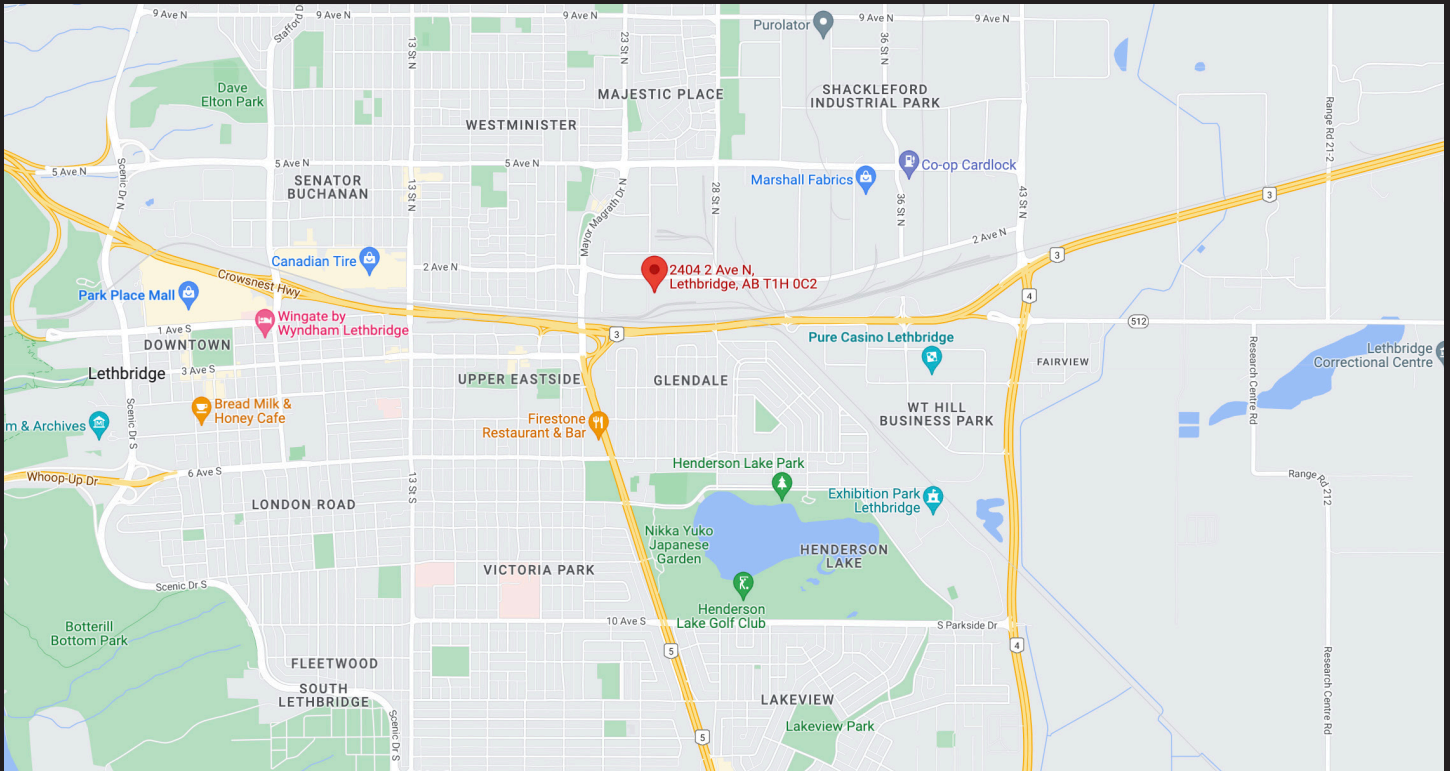
- Office with reception, and rear shop
- Close to major traffic routes for easy access through city
- Ideal for any small construction business with room to grow
- Site is 1.95 Acres and has abundance of parking options for equipment
- 14' ceilings in heated shop



PROPERTY PHOTOS




LOCATION MAP






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FLYER SAMPLE 15

AERIAL PHOTOS




PROPERTY



FOR SALE

3,959 SF
Investment Opportunity


NEW REDUCED PRICE






299 REGIONAL HWY 47
Uxbridge, ON

Britney Andrade, BBA, Broker
416.535.8000 | britney@royallepage.ca

Cardinal Real Estate Group
Royal LePage Supreme Realty, Brokerage
110 Weston Rd. Toronto ON
Independently Owned & Operated



PHOTOS



ROYAL LePAGE
COMMERCIAL

INTERVIEW

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nario

garden suite potential

al surface parking

photos

ROYAL LePAGE
COMMERCIAL

FOR SALE OR LEASE

8,262 SF
Office Space



2627 ELLWOOD DRIVE SOUTHWEST, UNIT #301
Edmonton, AB

Eddie Yu, ALC, CCIM Broker/Owner
780.431.1900 | eddieyu@royallepage.ca

Royal LePage Summit Realty, Brokerage
2611 Ellwood Drive SW, Edmonton, AB
Independently Owned & Operated

 **ROYAL LePAGE**
COMMERCIAL

PROPERTY OVERVIEW

SALE PRICE: \$3,167,000.00

LEASE RATE: \$25.00/SF

Property Features

- Concrete & Steel Office building with underground parking
- Total leasable area 8,262 SF but may subdivide into from 2,000 SF and up
- Has built-in offices, boardroom and open reception area
- Parking ratio is 3/1000 SF with underground parking available at \$150/month
- Quick Access to 91 St, Parsons Rd, Ellerslie Rd and Anthony Henday Dr
- Permitted Businesses: Professional, Financial & Office Support, Commercial Schools, Child Care Services, Business Support, Health Services

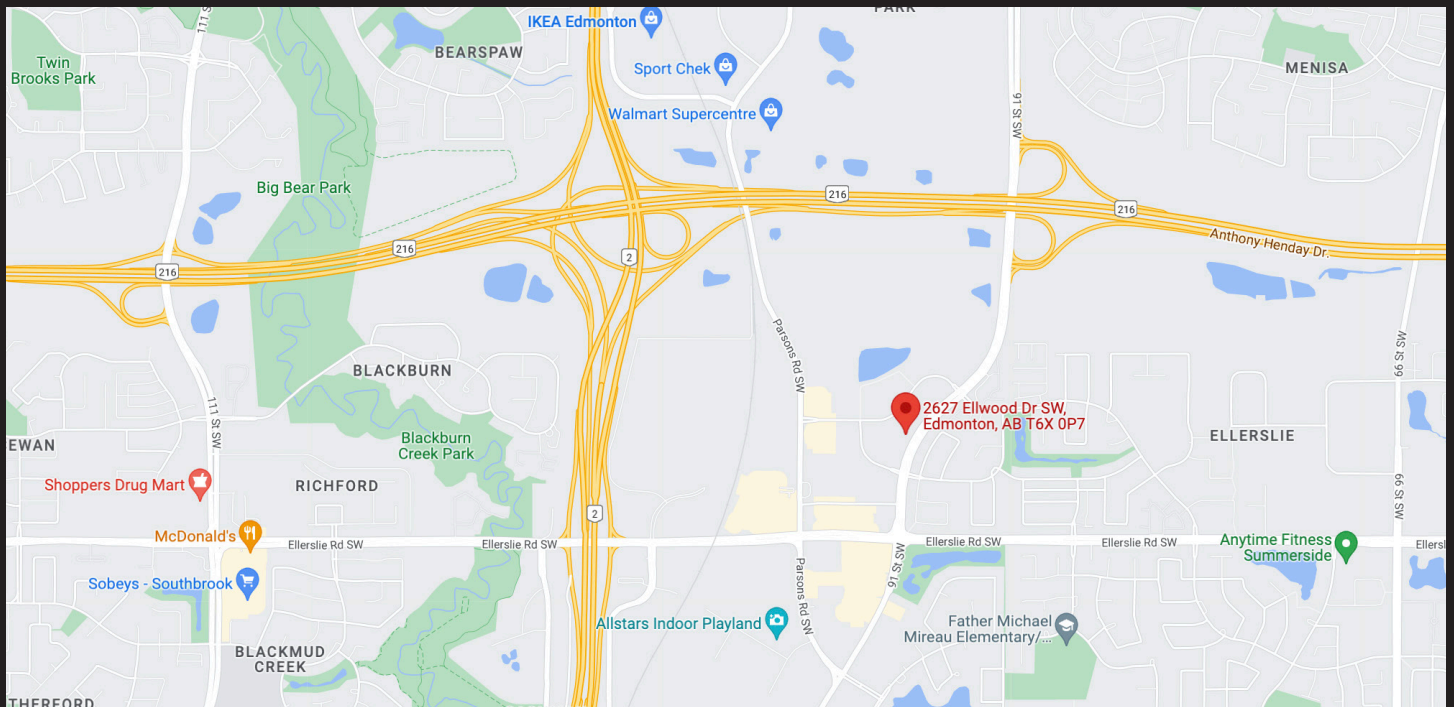
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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