

446 Plains Road E

Burlington, ON

FOR SALE
2,462 SF



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The Opportunity

Freestanding Office Building with Exceptional Presence! Unlock the potential of this charming freestanding office building, perfectly located in the desirable LaSalle neighbourhood of Burlington.

Situated on a 75' x 123' lot, this professionally converted home offers 2,462 SF of well-appointed office space across two levels, blending character with functionality — an ideal setting for businesses seeking a standout location with lasting impression.

This is a rare owner-occupier opportunity offering business owners the ability to secure a high-profile address with long-term investment value. Your clients will be impressed, and your team will love coming to work here.



Property Features



Square Footage 2,462 sqft



Property Type Commercial



Zoning MXG



Uses Law offices, accounting firms, insurance agencies, healthcare, wellness practices, and more



Parking 19 dedicated parking spots

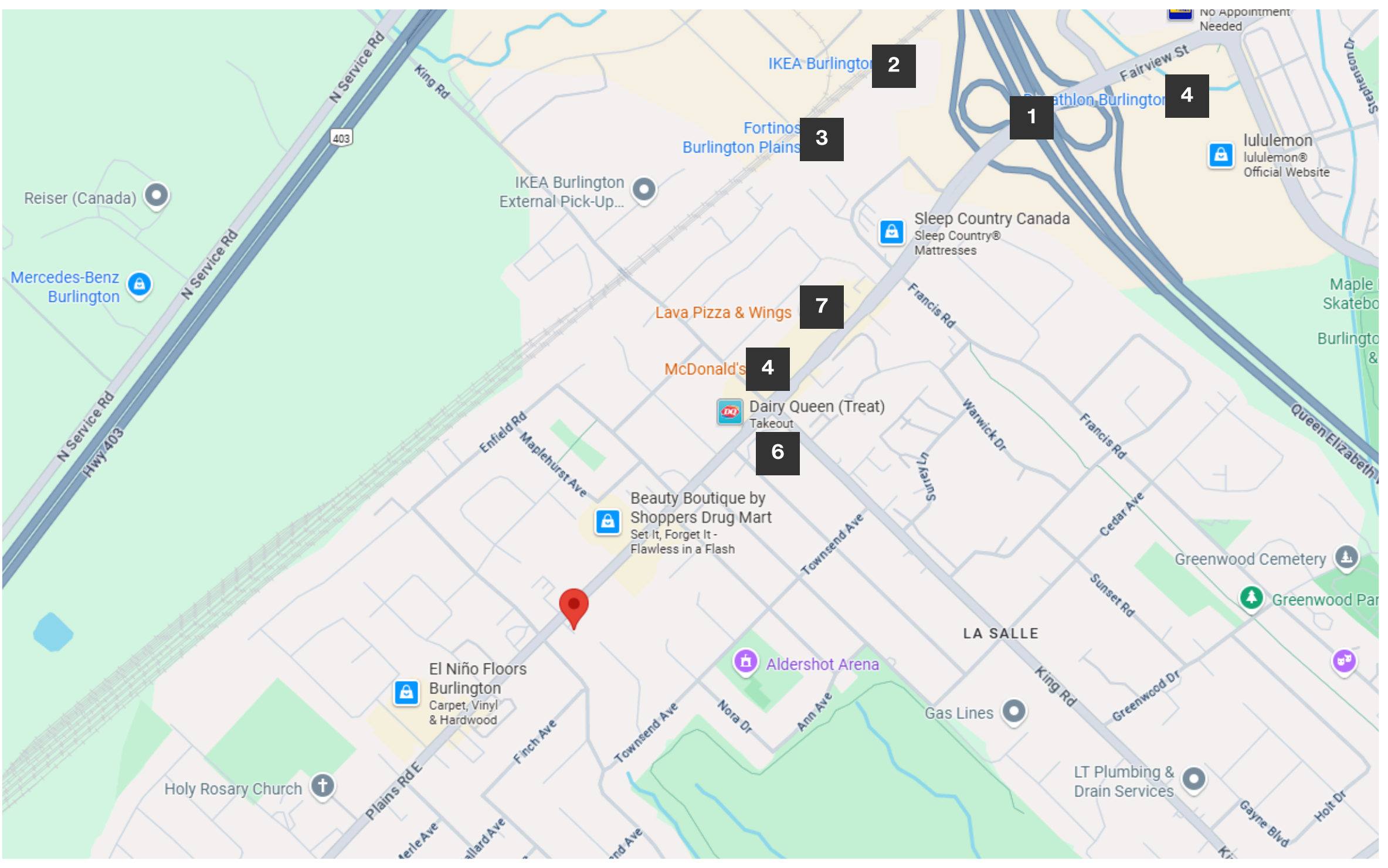


Asking Price Speak to Listing Agent

Location Overview

Located just minutes from the 403/QEW, with excellent public transit access and surrounded by a full range of local amenities.

This is an exceptional opportunity for professionals looking to own their space and invest in a high-exposure, easily accessible location.



- | | |
|---|---------------------------|
| 1 | QEW & 403 Access |
| 2 | Ikea |
| 3 | Fortinos |
| 4 | McDonald's |
| 5 | Mapleview Shopping Centre |
| 6 | TD Canada Trust |
| 7 | Lava Pizza & Wings |



Property Highlights

- **Fully Detached & Professionally Configured** for a wide range of professional and medical uses: law, accounting, insurance, healthcare, wellness, and more.
- **Main Floor Layout:** Welcoming reception area, 3 private offices, an open-concept collaborative workspace, and a washroom.
- **Second Floor:** 5 additional private offices, a sunlit loft-style workspace, and a second washroom.
- **Dual Entrances** offer flexibility for multiple tenants or functional separation of space.
- **Ample On-Site Surface Parking:** 19 dedicated parking spots — rare for this area and ideal for both staff and visiting clientele.
- **Zoned MXG** (Mixed Use Corridor – General), allowing for a variety of commercial uses.
- **Excellent Location:** Minutes to QEW/403, two GO Stations, and Downtown Burlington. Surrounded by local amenities, public transit, and situated on a high-visibility corridor west of King Rd.

Added Features:

- Gas forced-air heating & central A/C
- Full basement for additional storage
- Municipal services
- Vacant possession available February 1, 2026 (currently tenanted)







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