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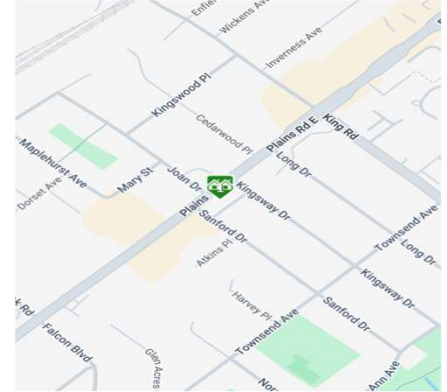
# RAY LOYA

905.906.5692  
www.rayloya.com



## Office/Retail Space For Sale

### 540 Plains Rd E Unit #100, Burlington



**SALE PRICE:** \$3,250,000

**SIZE:** 7,000 SQ FT

**TAXES:** \$0.00 (2026) Currently Tax exempt as the City of Burlington is the tenant of the property and they do not charge themselves taxes.

**Condo Fee:** \$0.00 (2026) – Shared Facility

**ZONING:** MXG - Mixed Use General

**PARKING:** Ample on-site free parking

**ADDITIONAL COMMENTS:**

- \* Please do not go direct.
- \* Contact listing agent for a private tour and additional information on this space.

**Virtual Tour Link:**

<http://real.vision/550-plains-rd-e>

**COMMENTS:**

- MXG zoned office/retail space at the base of a modern 6 storey condo building in the heart of Aldershot.
- Ideally positioned in a high-traffic area with outstanding visibility and consistent walk-in foot traffic.
- Close proximity to Aldershot and Burlington GO Stations, QEW, Hwy 403, & 407 with easy access to public transit. Near IKEA and Mapleview Mall plus other amenities.
- Solid lease with a government contract. Keep this triple AAA tenant or possibility to convert the space to suit your needs.
- Top quality build-outs including administration offices, lunchroom, multiple washrooms, accessible auto-doors and openers, tons of terrific natural lighting and excellent exposure.
- Dynamic mix of residential and retail including IKEA, Fortino's, and Mapleview Mall. Walking distance to all amenities.
- Net Lease maturing Oct 31, 2031, with ability to extend 20 more years.

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# Floor Plan





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# Zoning Uses

USES	ZONES			
	MXG	MXC	MXE	MXT (m)
<b>Retail Commercial</b>				
Department Store				
Flea Market				
Large Building Supplies/Garden Store				
Large Furniture and Appliance Store				
Large Home and Auto Supplies Store				
Warehouse Club				
Supermarket/Grocery Store		✓		
Convenience/Specialty Foods Store	✓ (a)	✓	✓	✓
Farmers' Market				
Other Retail Stores	✓ (a)	✓	✓ (l)	✓
<b>Service Commercial</b>				
Standard Restaurant	✓	✓	✓	✓
Standard Restaurant with Dance Floor	✓(r)	✓(r)	✓	✓(r)
Fast Food Restaurant	✓	✓	✓	✓
Convenience Restaurant	✓	✓	✓	✓
Funeral Home		✓		
Dry Cleaning Depot, Laundromat, Laundry Service	✓ (a)	✓	✓	✓
Veterinary Services	✓ (d)	✓ (d)	✓ (d)	✓ (d)
Elevated Parking Facility	✓ (i)	✓ (i)	✓ (i)	✓ (k)
Other Service Commercial Uses	✓ (a)	✓	✓	✓
Outdoor Patio	✓ (s)	✓ (s)	✓ (s)	✓ (s)
<b>Office</b>				
All Office Uses	✓	✓	✓	✓
<b>Community</b>				
Community Institution	✓	✓	✓	
<b>Hospitality</b>				
Convention/Conference Centre		✓ (b,c)	✓ (b)	
Banquet Centre		✓ (b,c)	✓ (b)	
Caterer		✓	✓	✓
<b>Automotive</b>				
Car Wash per Part 1, 2.9	✓ (b,c)	✓ (b,c)	✓ (b)	
Motor Vehicle Service Station per Part 1, 2.10	✓ (c)	✓ (b,c)	✓	
Motor Vehicle Sales, Leasing, Rental, and Service	✓ (e,f)	✓ (c,g)	✓	
Motor Vehicle Repair Garage		✓ (b,c)	✓ (b)	
Taxi-cab Garage		✓ (b,c)		
Retail Propane Facility per Part 1, 2.7		✓ (b,c)	✓	
<b>Industrial</b>				
Industrial Uses permitted in a GE2 zone			✓ (j)	
<b>Entertainment and Recreation</b>				
Recreational Establishment	✓	✓	✓	✓
Entertainment Establishment	✓	✓	✓	✓
Night Club	✓ (b,c,h)	✓ (b,c,h)		
<b>Residential</b>				
Apartment Building	✓	✓ (a)		✓
Retirement Home	✓	✓		✓
Dwelling Units in a commercial/office building	✓	✓		✓
Stacked Townhouse (see Subsection 5)	✓ (n)	✓ (n)		✓ (n)
Back-to-Back Townhouse (see Subsection 5)	✓ (o)	✓ (o)		✓ (o)
Townhouse (see Subsection 5)	✓ (p)	✓ (p)		✓ (p)
Additional Residential Units	✓ (r)	✓ (r)		✓ (r)



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