



**8333 Kennedy Rd
Unit 28-30**

Markham

MOVE-IN READY COMMERCIAL

8333 Kennedy Rd Unit 28-30

Interior ~**1888 Sq Ft**

2 Large Bright Rooms +
1 Small Room + Office
+ Kitchen
+ 2 Washrooms
+ Handicap WR

Disclaimer: The measurement is only
approximation and for reference. It might not be
accurate.



Floor Plan

Indoor Parking



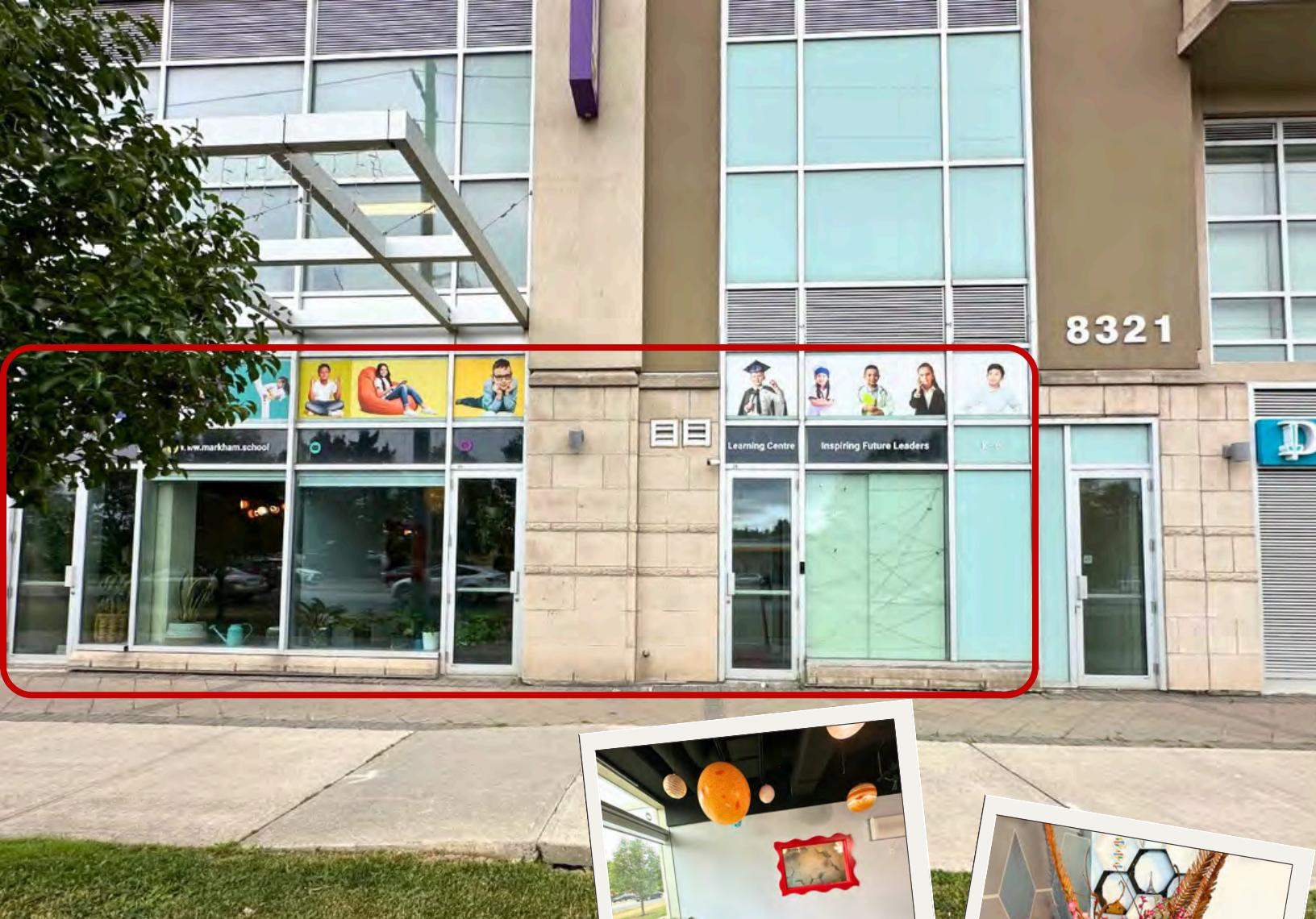
Interior

~1888 sf



Kennedy Road

Disclaimer: The measurement is only approximation and for reference. It might not be accurate.



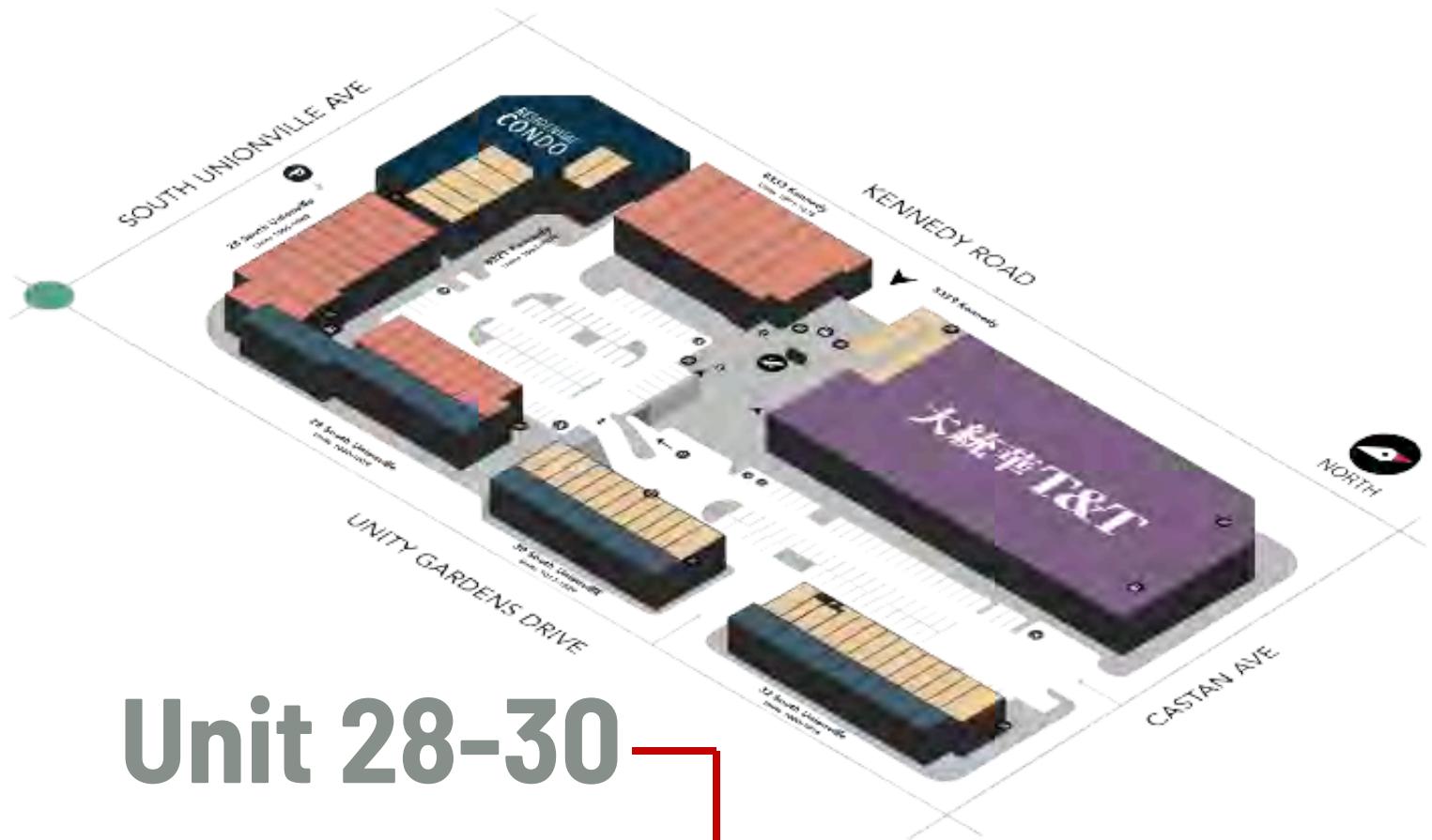
Move-In Ready

Commercial Units

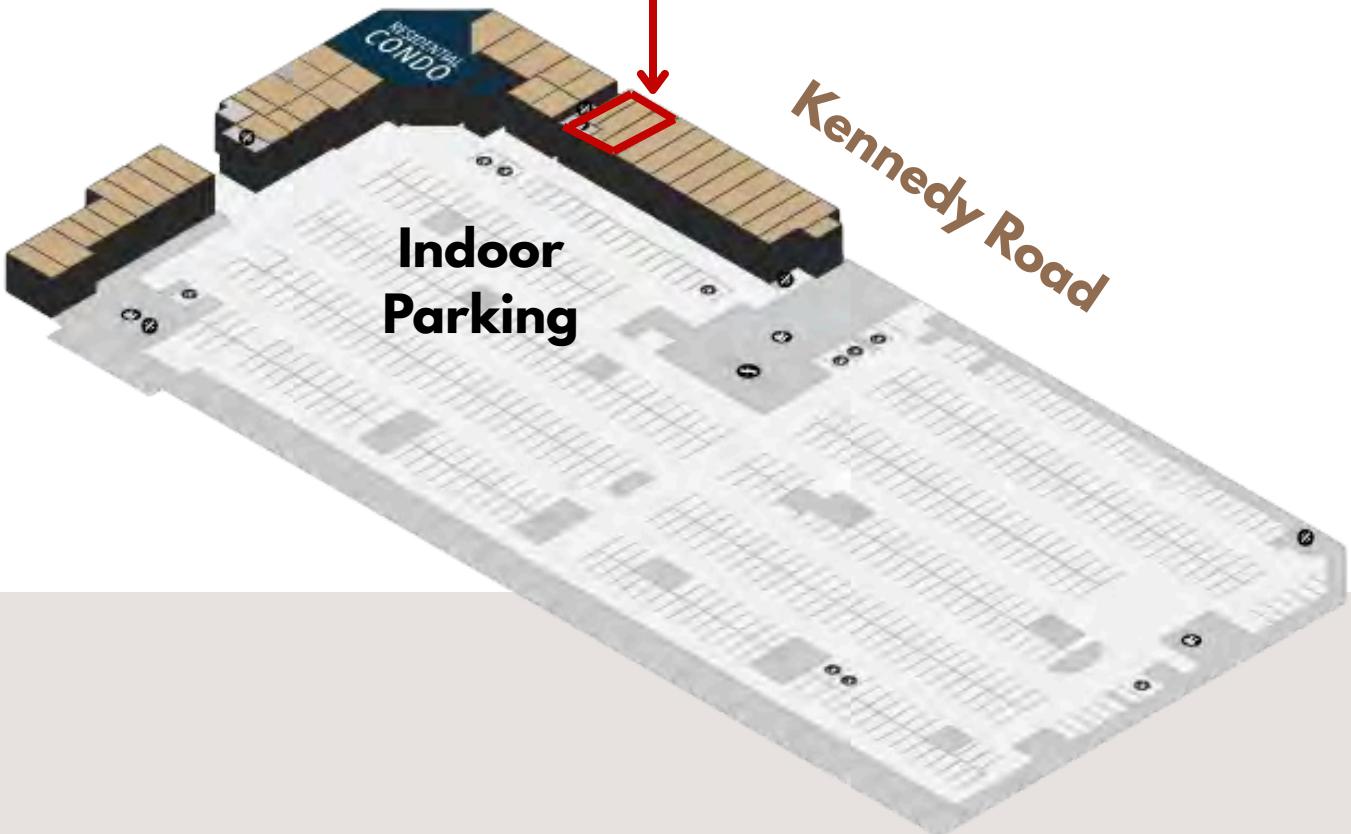
These move-in ready units, facing main arterial Kennedy Road, are located within the vibrant and bustling Langham Square, at Kennedy Road just north of Highway 407.



Plaza Floor Plan

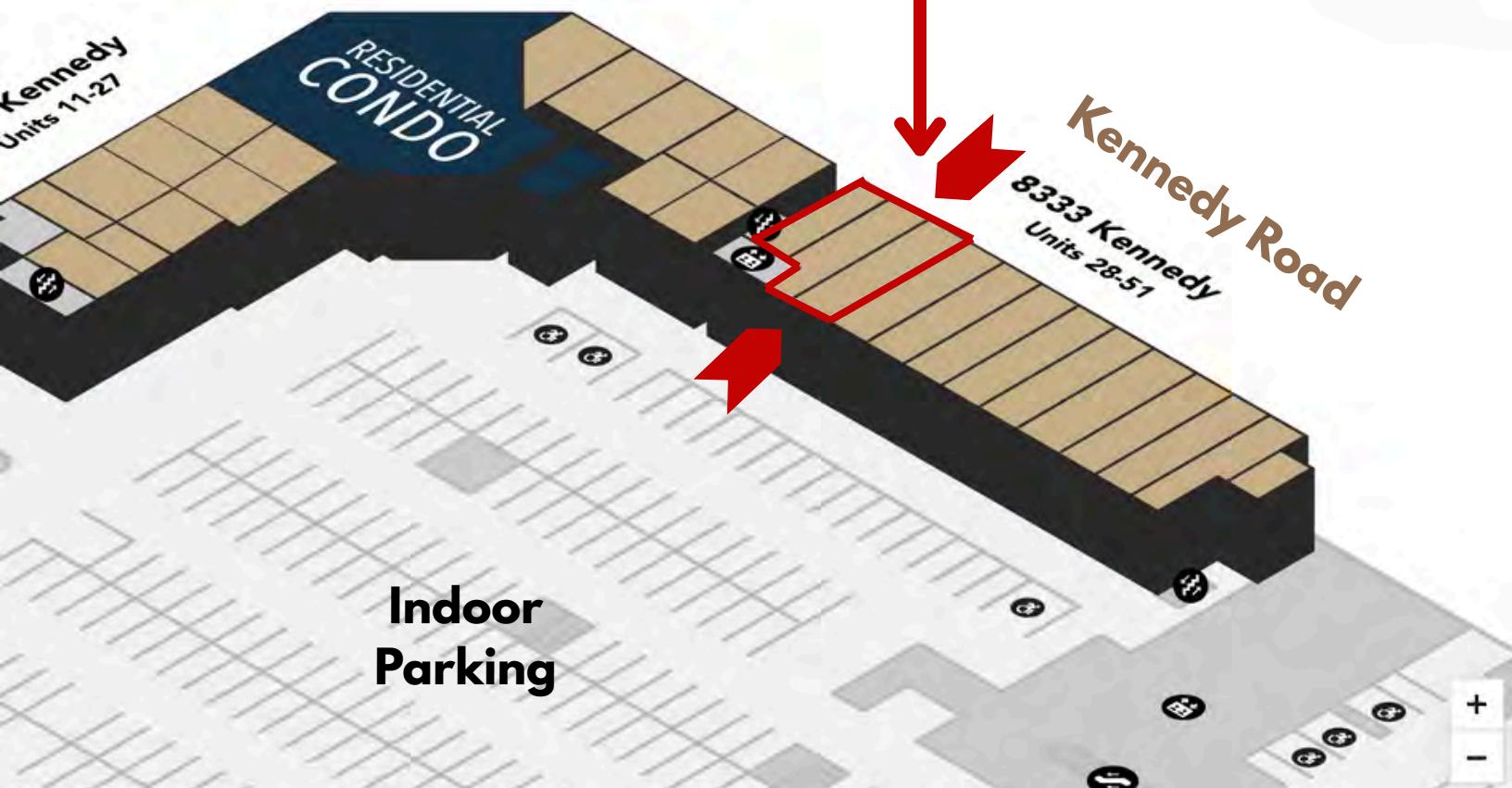


Unit 28-30



Plaza Floor Plan

Unit 28-30



Fronting

KENNEDY ROAD



Maximum Visibility

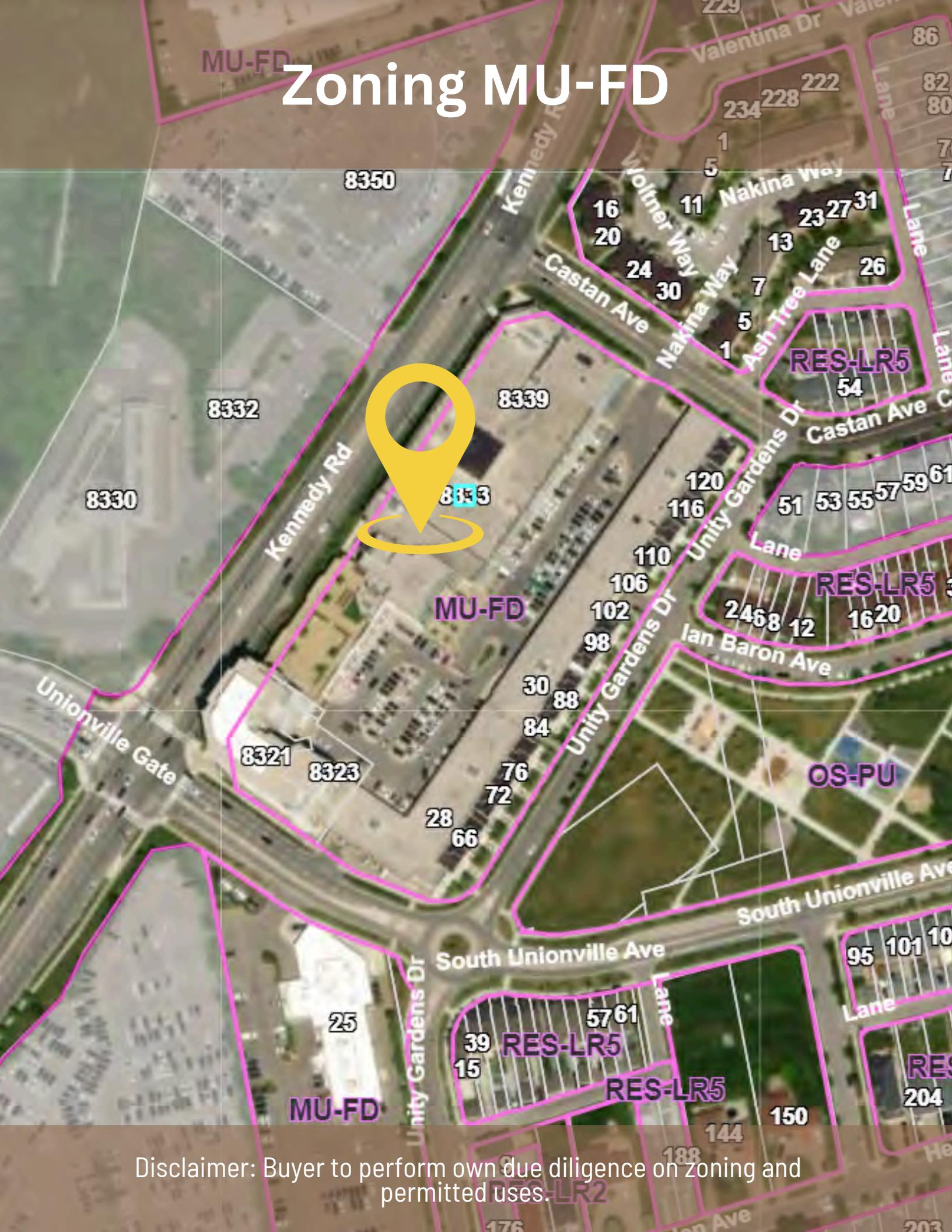
Storefront Exposure

Brand Recognition

Having storefront exposure on a major arterial road gives your business maximum visibility, attracting more walk-in customers and increasing brand recognition.

MU-FD

Zoning MU-FD



Disclaimer: Buyer to perform own due diligence on zoning and permitted uses.

Permitted Uses

7.2.1

MU-FD (MIXED USE FUTURE DEVELOPMENT)

MU-FD (MIXED USE FUTURE DEVELOPMENT)	
7.2.1.1 Permitted Uses	<p>The Mixed Use – Future Development (MU-FD) <u>zone</u> applies to existing developed lands. Over time, these areas are expected to transform into multi-<u>use</u>, multi- purpose areas that offer a diverse range of residential, retail, service, <u>restaurant</u>, and office type <u>uses</u> serving nearby residents and businesses.</p> <p>In order to implement the <u>Official Plan</u>, the MU-FD <u>zone</u> only recognizes existing <u>uses</u> and <u>buildings</u> as well as compatible <u>uses</u> customarily found in traditional shopping plazas. A Zoning By-law Amendment would be required to properly assess the merits of the redevelopment of these sites, with urban design, land <u>use</u> compatibility and off-site impacts being the primary considerations.</p> 
Special Use Provisions	<p>(1) The expansion of an existing <u>building</u>, <u>structure</u> or, <u>use</u> provided the expansion does not exceed 3 <u>storeys</u>.</p> <p>(2) <u>Outdoor display and sales area</u> is permitted</p> <p>(3) This <u>use</u> shall not exceed a <u>net floor area</u> of 250 square metres</p>

Disclaimer: Buyer to perform own due diligence on zoning and permitted uses.

Bright Windows & High Ceiling

12' Ceiling

High ceiling which makes the area feel very spacious.
Ceiling to floor windows with exposure to Kennedy Road.



Room 1

~ 408 sq ft



Room 2

~411 sq ft



Room 3

~ 112 sq ft



Kitchen



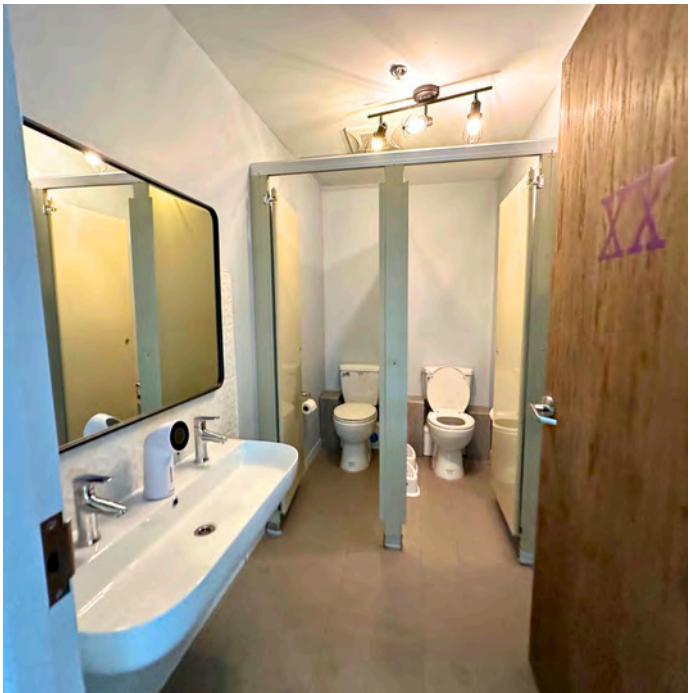
The unit features a convenient kitchenette with a microwave, dishwasher, and fridge, making it perfect for office use and staff comfort.

Washrooms



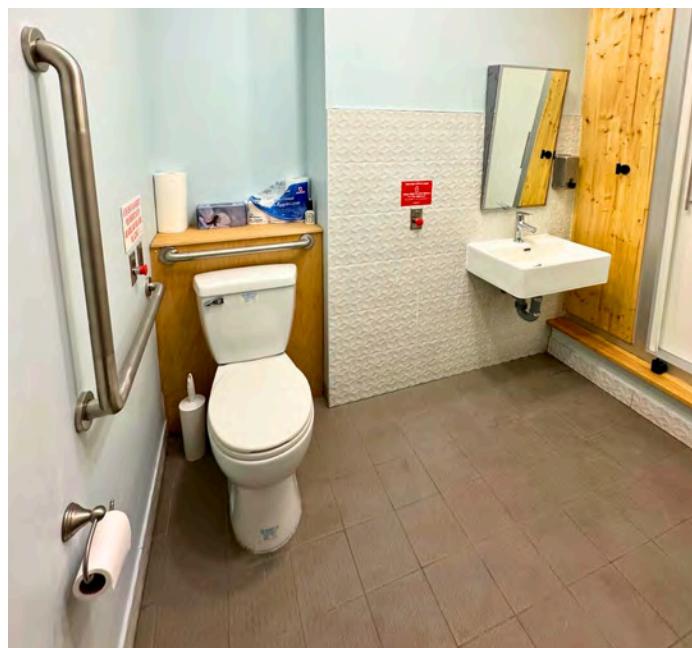
Men's Washroom

- 1 urinal and 1 stall
- Automatic lights & ventilation



Women's Washroom

- 2 stalls
- Automatic lights & ventilation



Handicap Washroom

- Accessible
- Automatic lights & ventilation



New Renovations

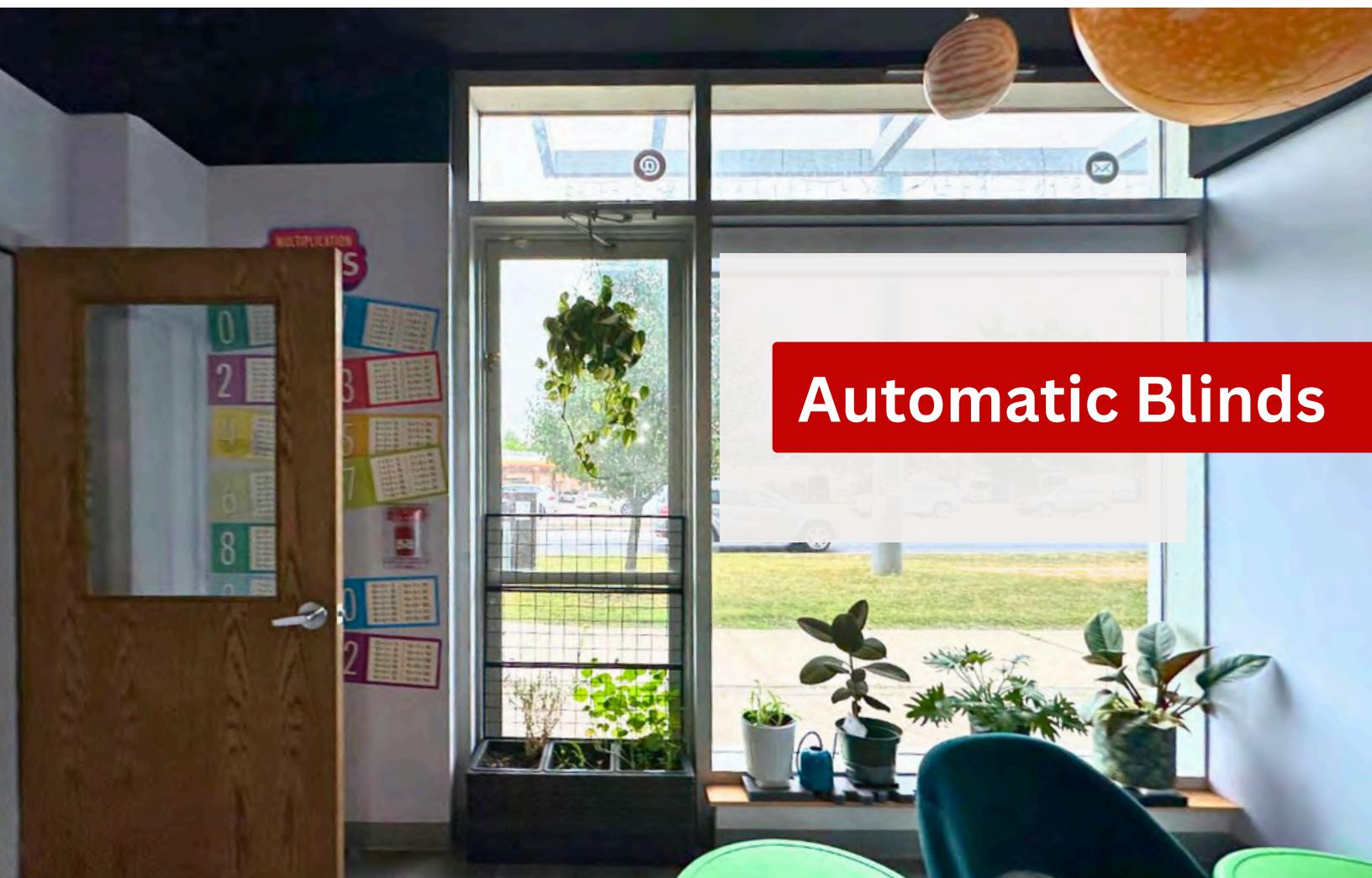
Top Quality

Hundreds of thousands of dollars have been invested in top-quality renovations, using premium materials and meticulous attention to detail, making this space well worth the investment.



Energy Saving

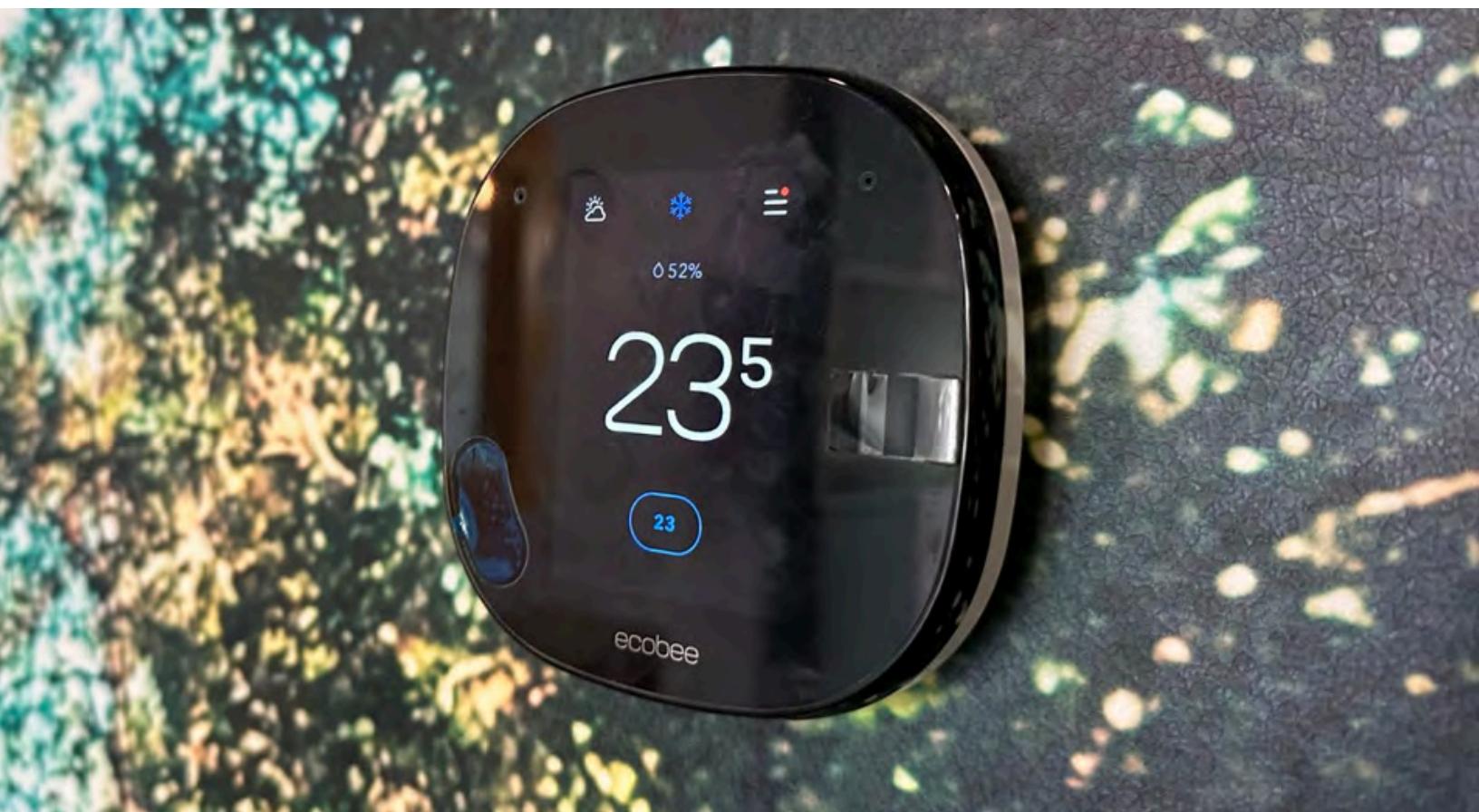
Automatic Blinds



The unit features remote-controlled blinds that can also be scheduled through an app, offering convenience, privacy, and energy efficiency throughout the day.

Efficient HVACs

Smart Thermostats



3 HVACs

**3 Smart
Thermostats**

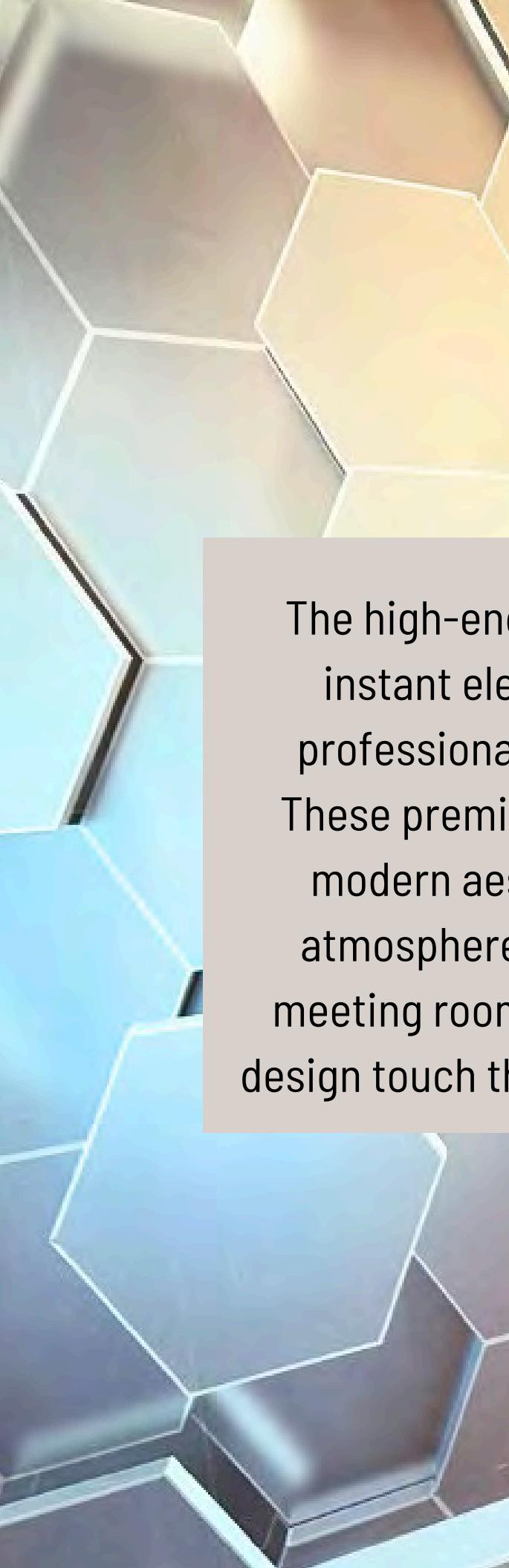
The unit is equipped with three smart thermostats and three separate HVAC systems, allowing you to control the temperature efficiently for year-round comfort and energy savings.

Android Smart Screen

Touchscreen TV



The unit includes two high-end 55" touchscreen TVs, each valued at approximately \$10,000. These smart displays run Android apps, making them perfect for presentations, meetings, and interactive business uses.



Designer 3D Feature Walls

The high-end 3D wallpapered accent walls add instant elegance and texture to the space, professionally installed by [3D Design Canada](#). These premium feature walls create a bold and modern aesthetic that enhances the overall atmosphere—perfect for client-facing areas, meeting rooms, or stylish workspaces. A unique design touch that sets this unit apart from the rest.



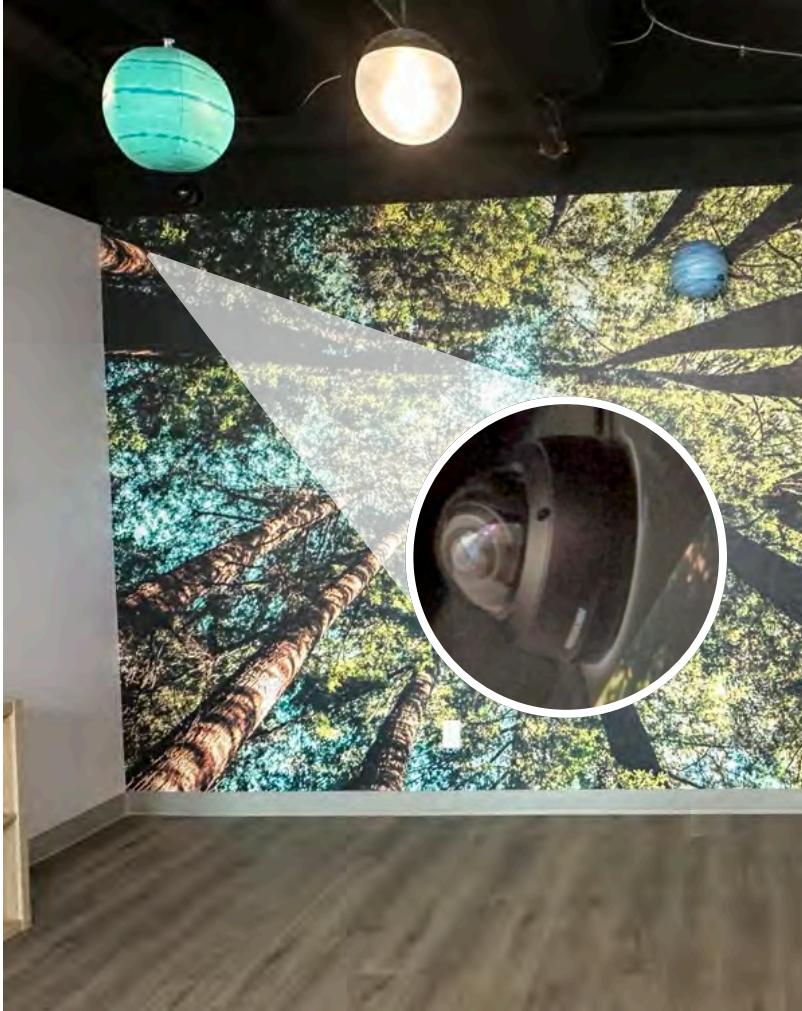
Hyper Filter

The unit is equipped with a Hyper Filter system, designed to enhance air quality by effectively filtering out dust, allergens, and airborne particles—creating a cleaner and healthier environment for staff and clients.



Built-in Speakers

The unit also includes built-in speakers with app control, allowing you to easily manage background music or announcements for a professional and welcoming atmosphere.



Security Cameras

The unit is equipped with a high-quality NER security camera system, offering remote access for peace of mind—anytime, anywhere. There are no monthly fees, making it a cost-effective and reliable security solution that stays with the unit.

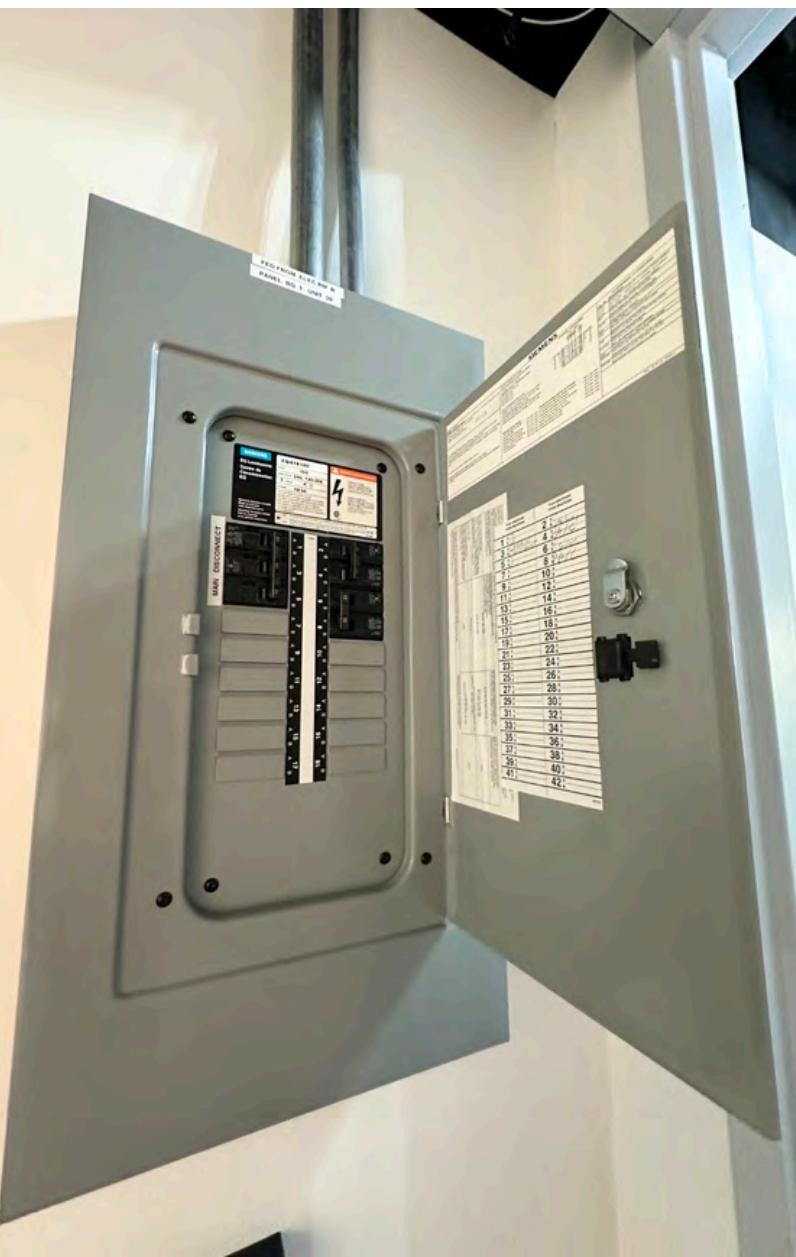
Sprinklers

The unit is fully equipped with a sprinkler system throughout, providing enhanced safety and peace of mind by meeting fire protection standards.



Electrical Panels

Two Electrical Panels



100 Amps
60 Amps



Secured Doors

Safety Guards on Doors



The unit features safeguards on all exterior doors that allows them to be opened slightly for ventilation while preventing entry from the outside—providing both fresh air and enhanced security.



Direct Entrance from

Indoor Parking



Enjoy the convenience of indoor parking with direct access to the unit—ideal for easy drop-offs, especially during rain or snow. Perfect for businesses like learning centres or clinics. The plaza also offers ample additional parking for staff and visitors.

Public Park

Walkable Distance to Public Park



Demographics

Village Green - South Unionville

~34%

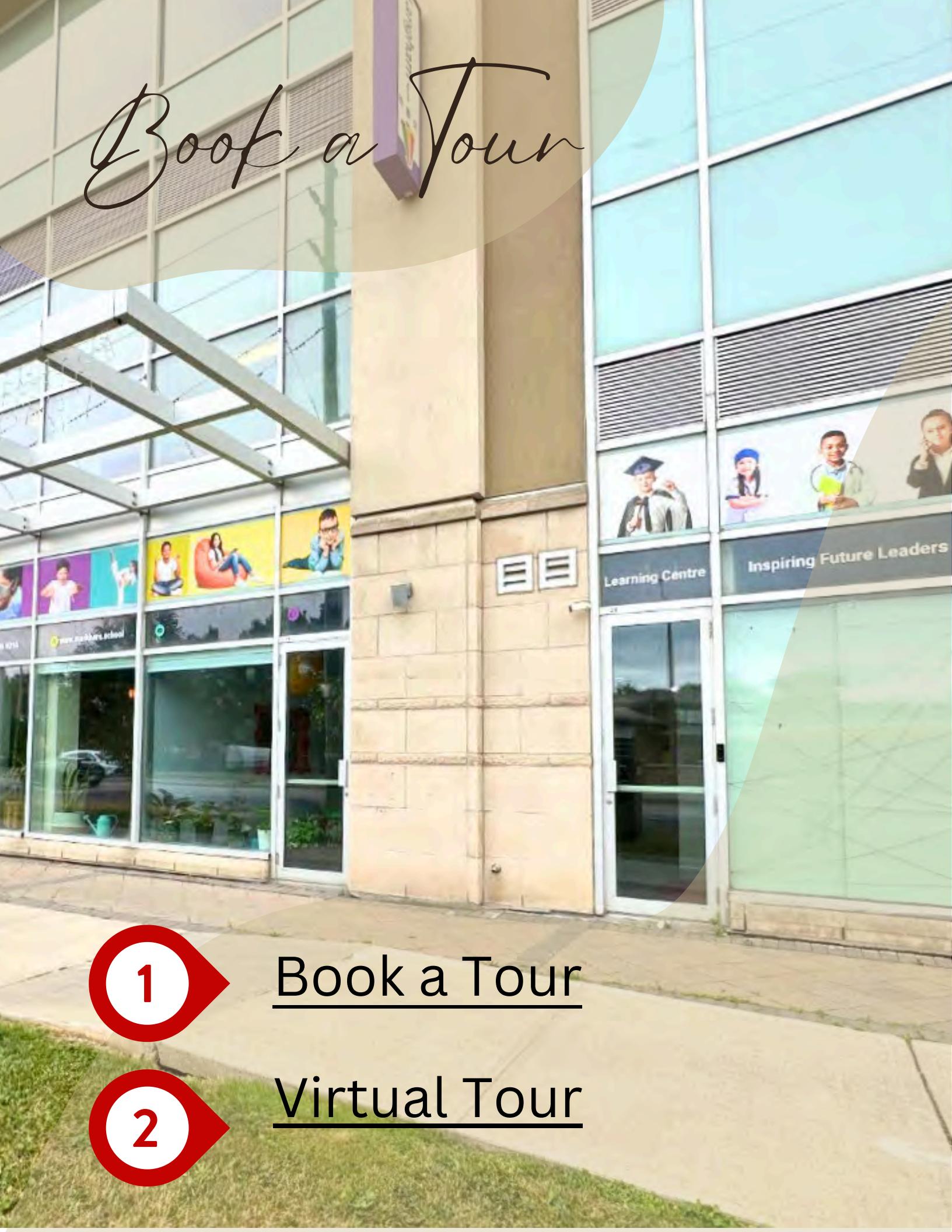
> \$100K
Household
Income



Families with kids make up 56% of households in Village Green - South Unionville, while couples without children make up 19% of households and 11% of households are one person living alone. People in this neighbourhood come from 63 different ethnic origins, and 71% are first-generation immigrants, while 26% are second-generation immigrants.

Household Types

One-person households - 11%
Non-family households - 2%
Families with children - 55%
Couples without children - 18%
Multiple families - 11%



Book a Tour

1

Book a Tour

2

Virtual Tour