



**8333 Kennedy Rd  
Unit 28-30**

Markham

**MOVE-IN READY COMMERCIAL**



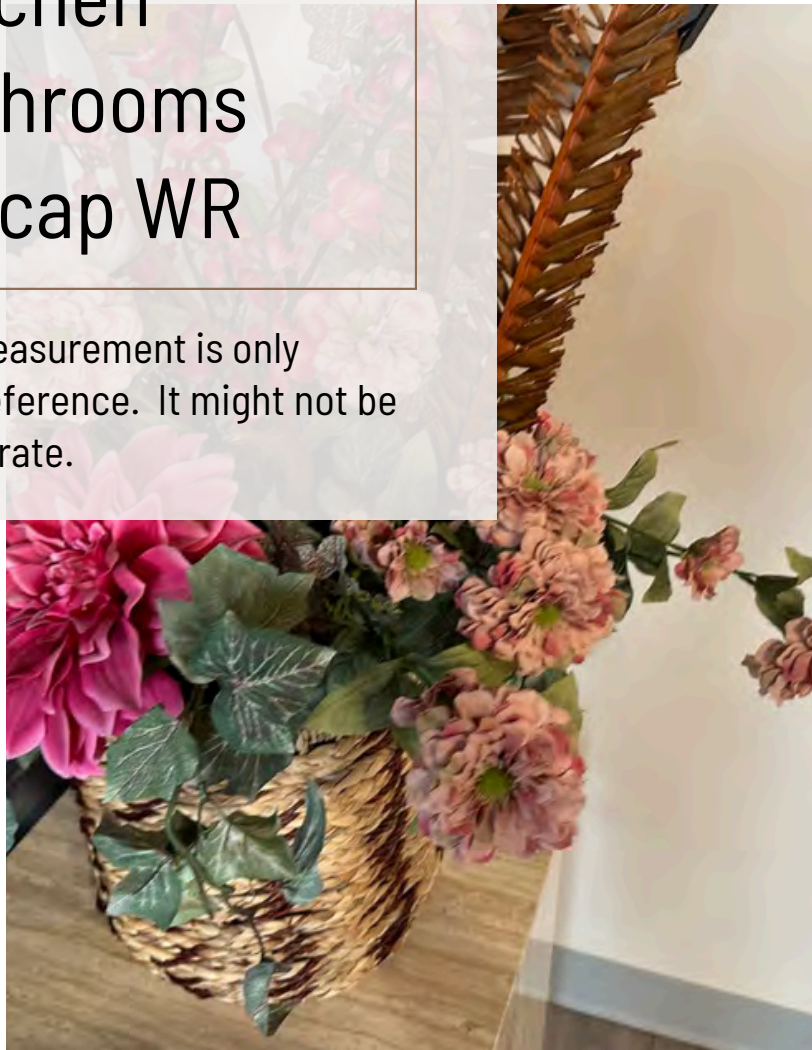
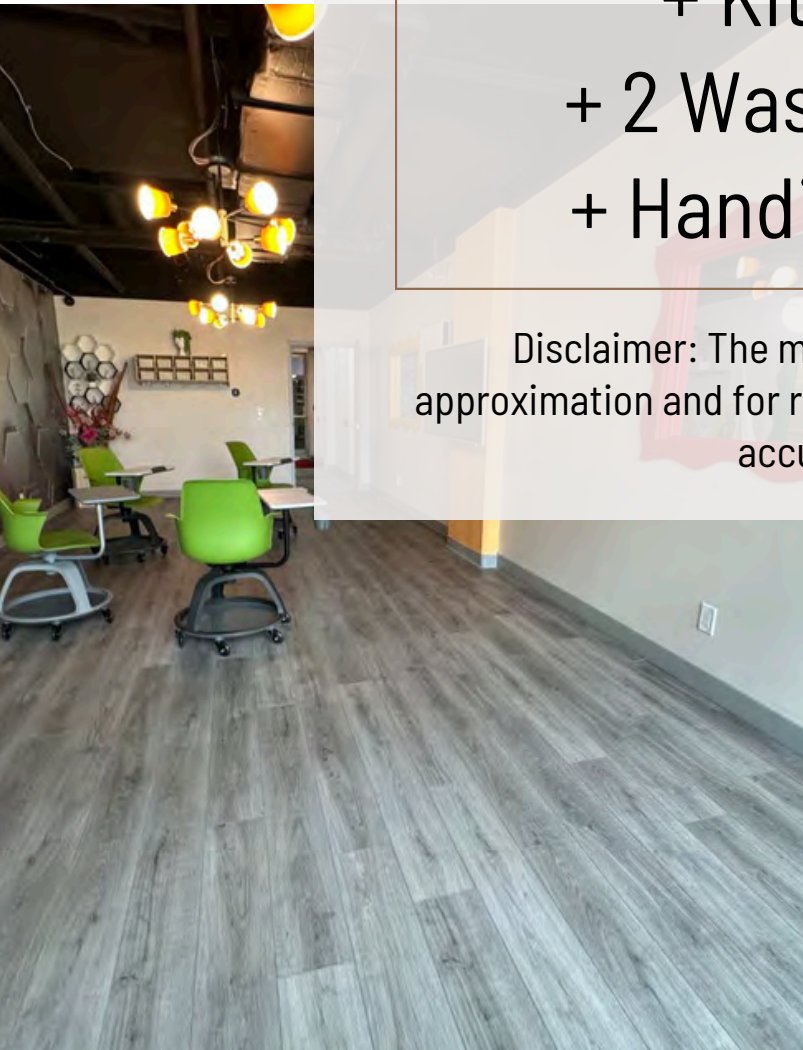


# 8333 Kennedy Rd Unit 28-30

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.



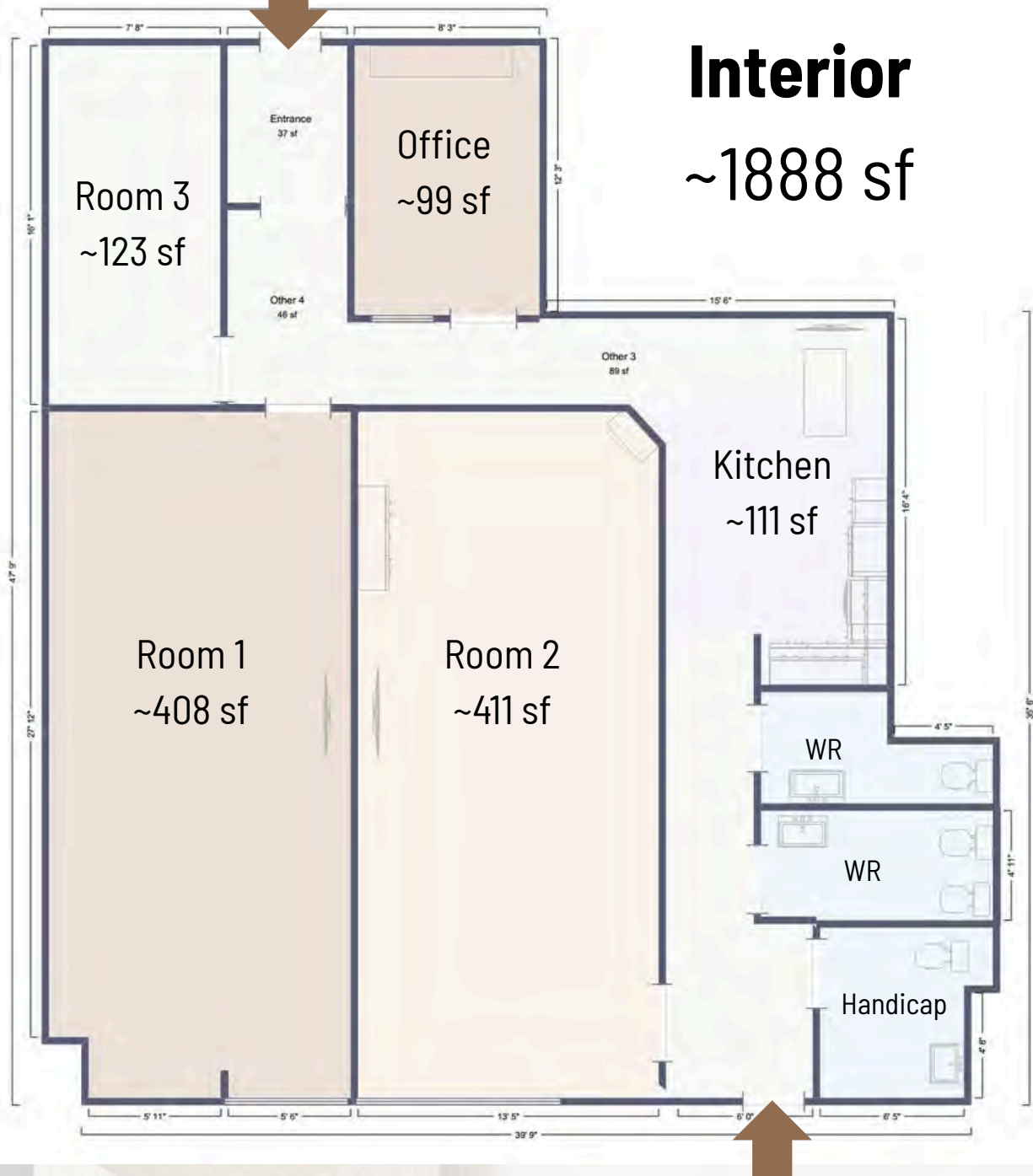


# Floor Plan

**Indoor Parking**

**Interior**

**~1888 sf**



**Kennedy Road**

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Move-In Ready

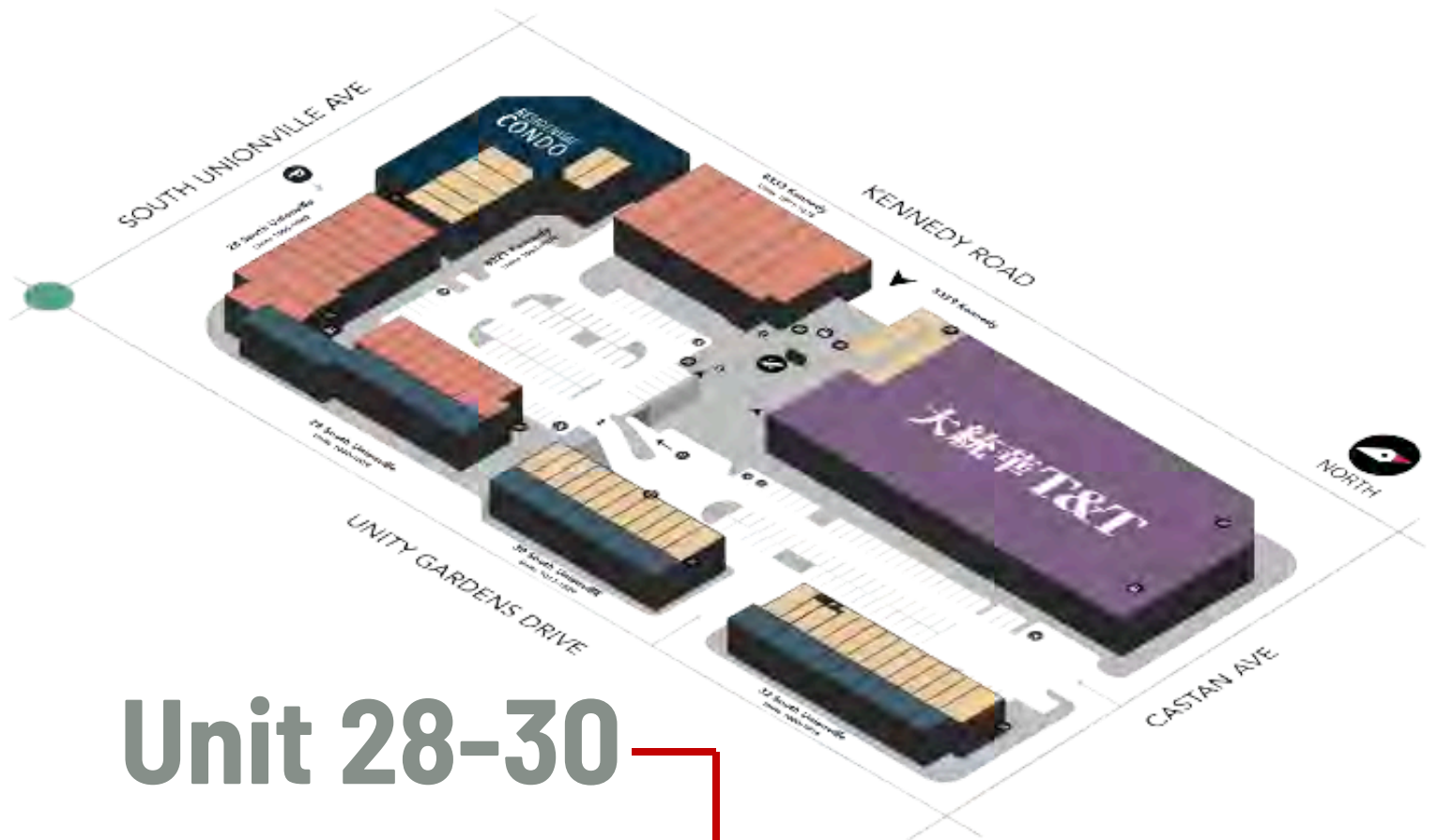
# Commercial Units

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.

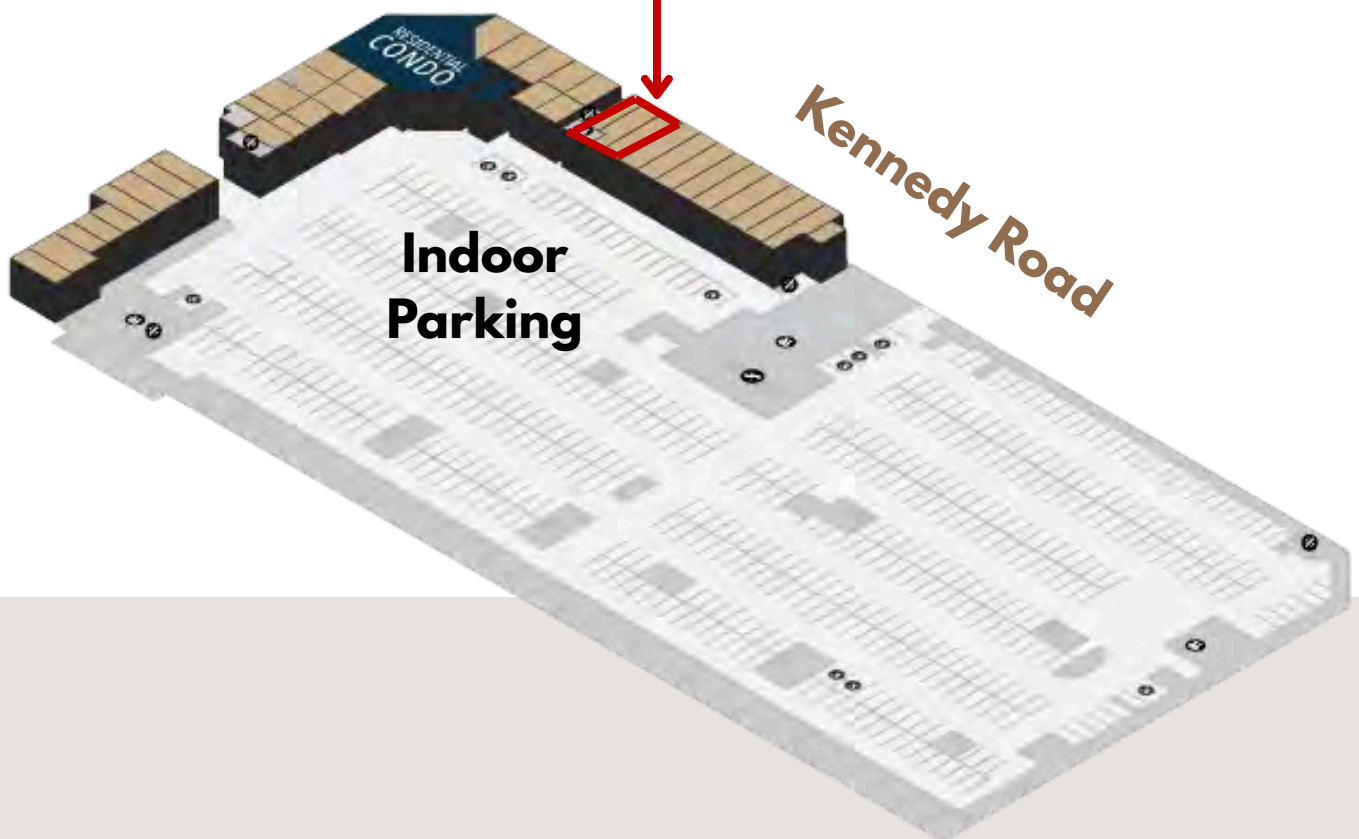




# Plaza Floor Plan

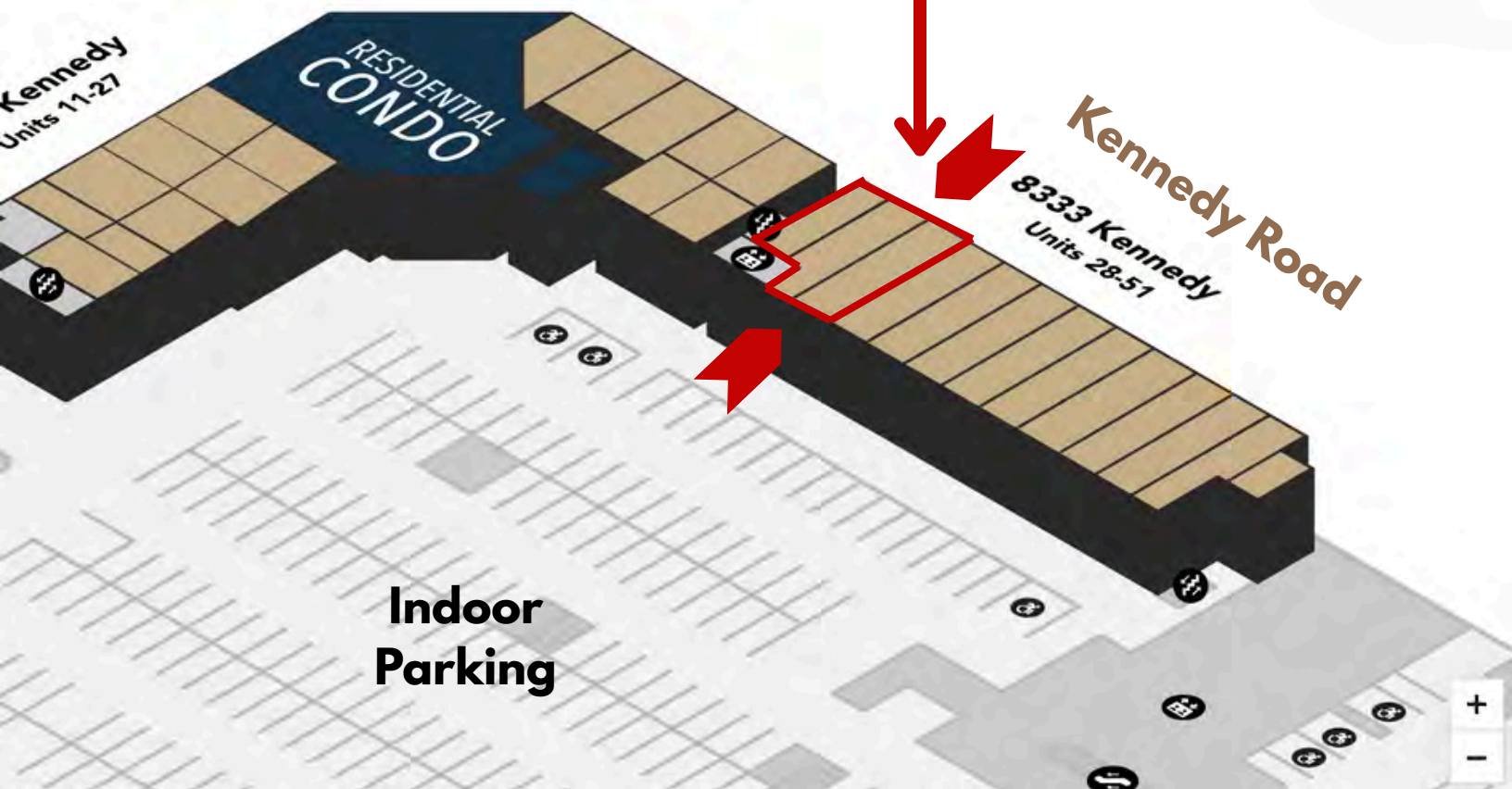


Unit 28-30



# Plaza Floor Plan

Unit 28-30



# Fronting

# KENNEDY ROAD



**Maximum Visibility**

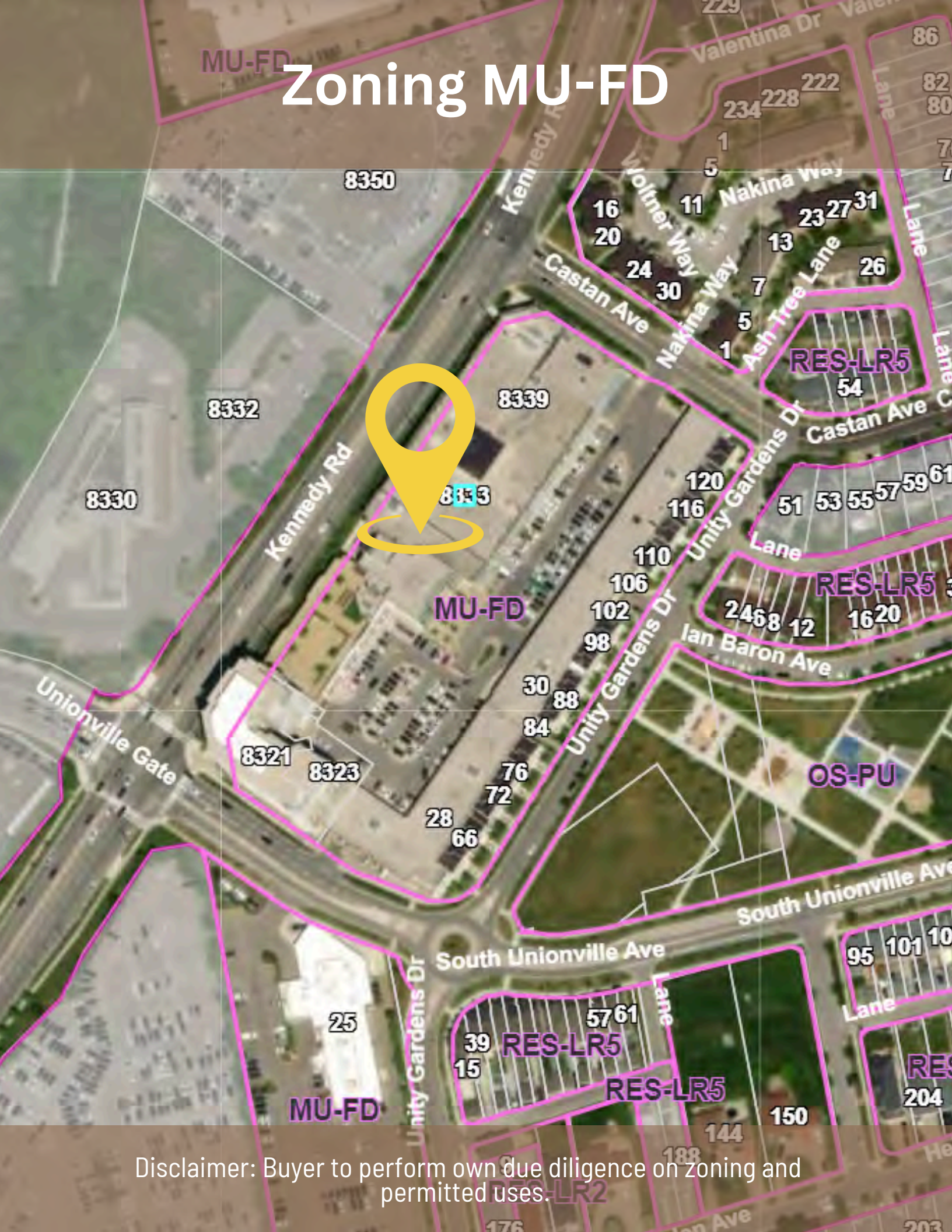
**Storefront Exposure**

**Brand Recognition**

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



# 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)

<b>MU-FD (MIXED USE FUTURE DEVELOPMENT)</b>	
<b>7.2.1.1 Permitted Uses</b>	
<p>a) Those <u>uses</u> that legally existed on the date this By-law was enacted by <u>Council</u> (1) (2)</p> <p>b) Additional <u>uses</u> as follows (1):</p> <ul style="list-style-type: none"> <li>i) <u>Art gallery</u></li> <li>ii) <u>Artist studio</u></li> <li>iii) <u>Business office</u></li> <li>iv) <u>Child Care Centre</u></li> <li>v) <u>Commercial school</u></li> <li>vi) <u>Financial institution</u></li> <li>vii) <u>Medical office</u></li> <li>viii) <u>Personal service establishment</u></li> <li>ix) <u>Pet services establishment</u></li> <li>x) <u>Non-profit private club</u></li> <li>xi) <u>Restaurant</u></li> <li>xii) <u>Retail store</u> (2)</li> <li>xiii) <u>Fitness centre, studio</u> (3)</li> <li>xiv) <u>Service and repair establishment</u></li> <li>xv) <u>Veterinary clinic</u></li> </ul>	<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>
<b>Special Use Provisions</b>	
<p>(1) The expansion of an existing <u>building, 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>	

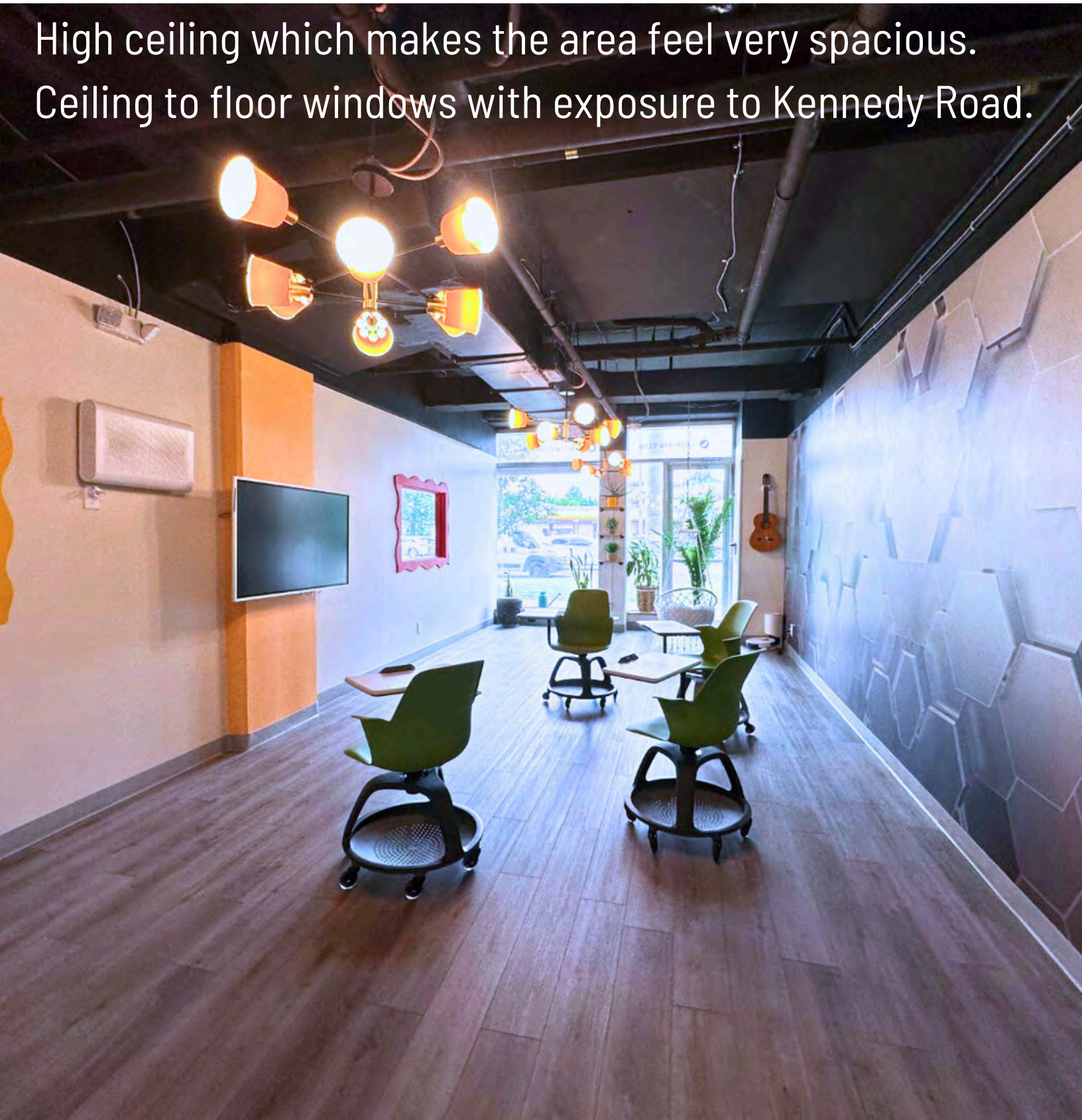
Disclaimer: Buyer to perform own due diligence on zoning and permitted uses.



# 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

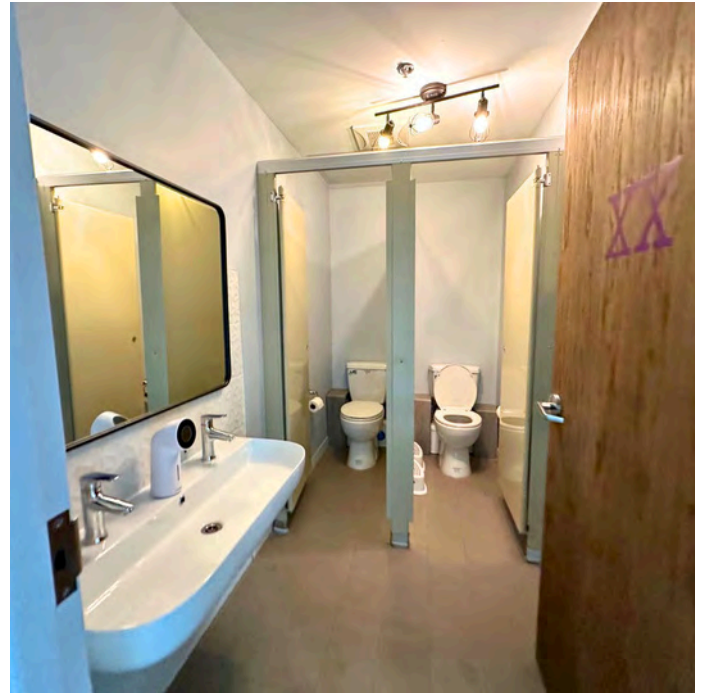


## Men's Washroom

- 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



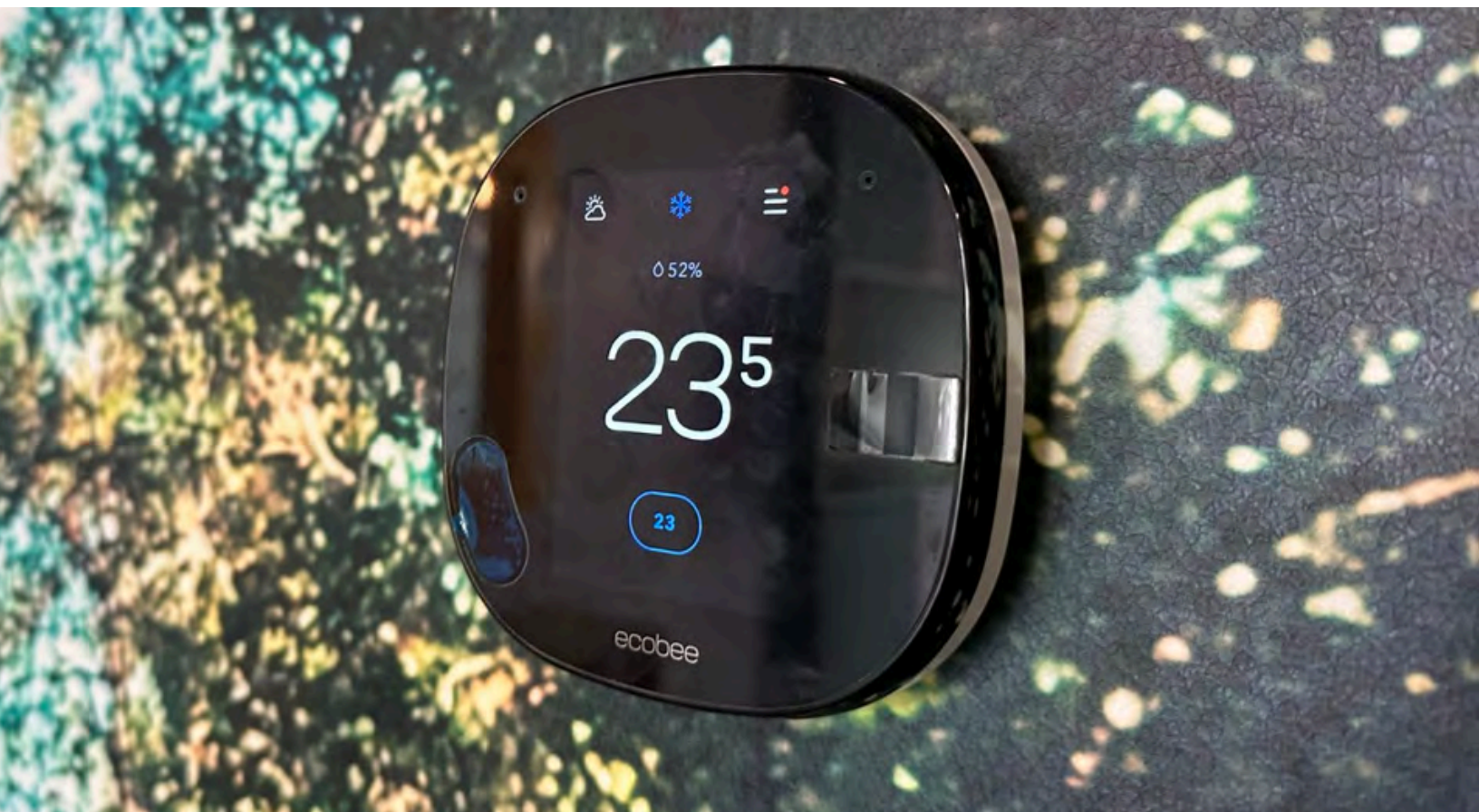
**Automatic Blinds**

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.



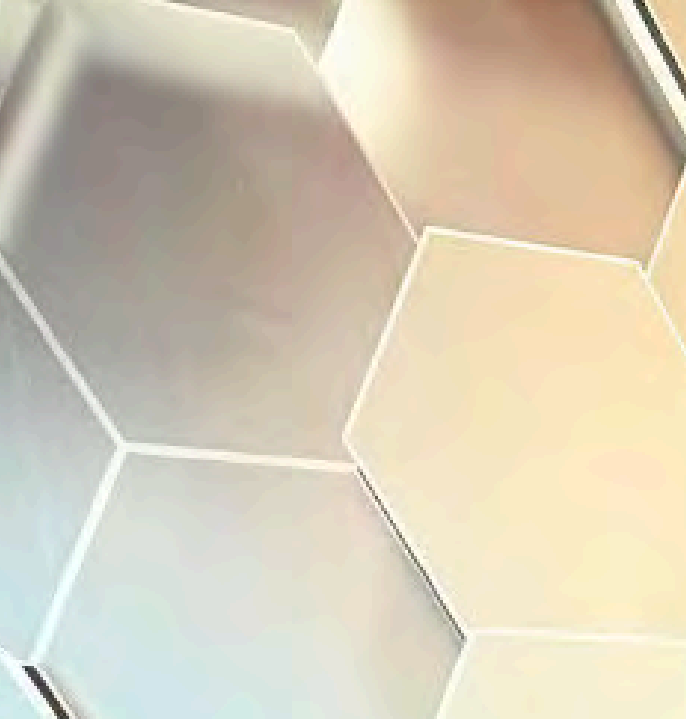
Android Smart Screen

# Touchscreen TV



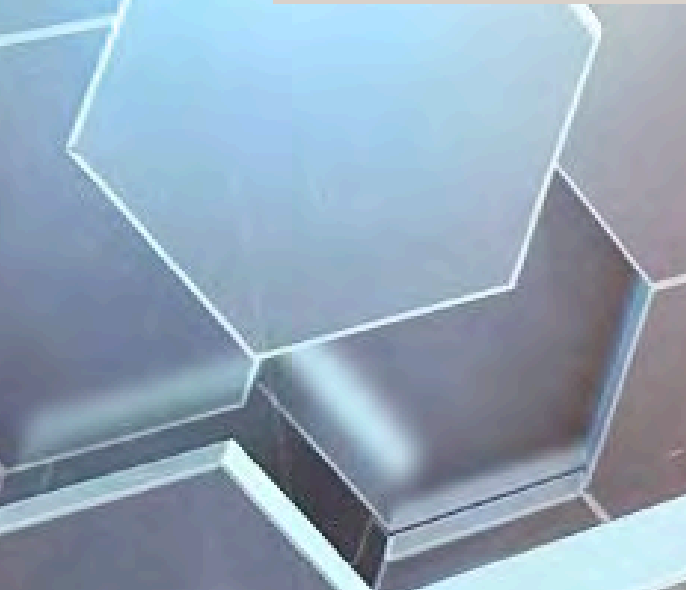
The unit includes two high-end 55" touchscreen TVs, each valued at approximately \$10,000. These smart displays run Android apps, making them perfect for presentations, meetings, and interactive business uses.





# Designer 3D Feature Walls

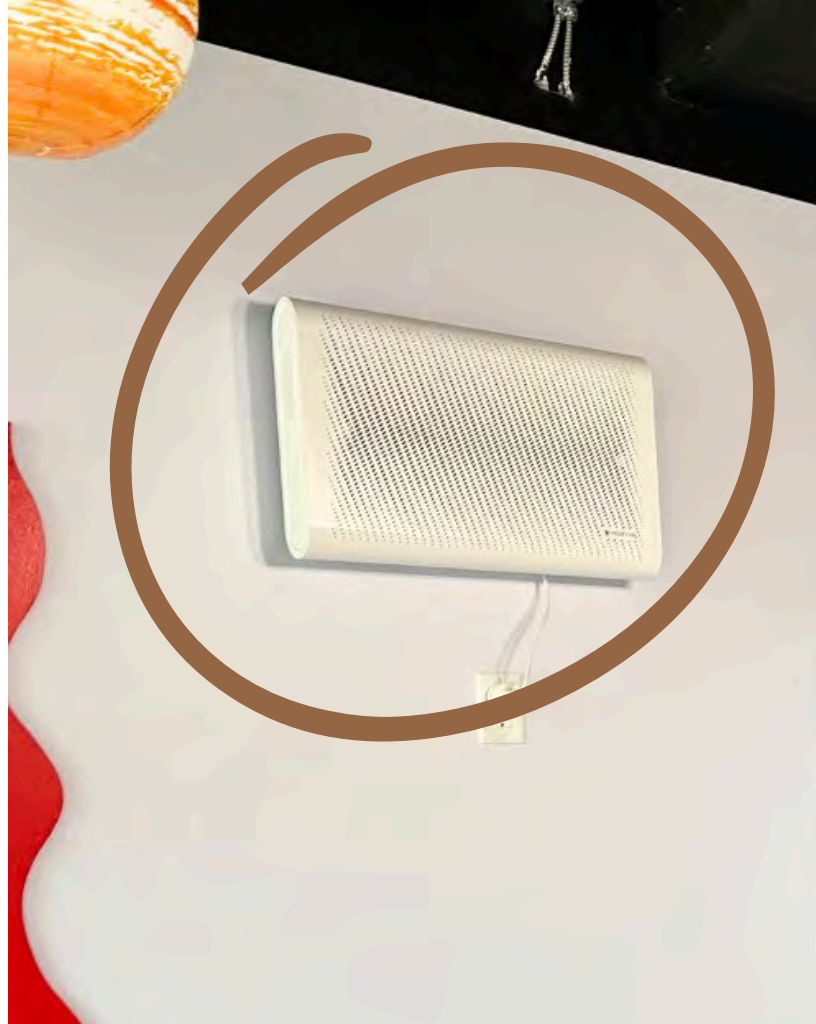
The high-end 3D wallpapered accent walls add instant elegance and texture to the space, professionally installed by 3D Design Canada. These premium feature walls create a bold and modern aesthetic that enhances the overall atmosphere—perfect for client-facing areas, meeting rooms, or stylish workspaces. 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

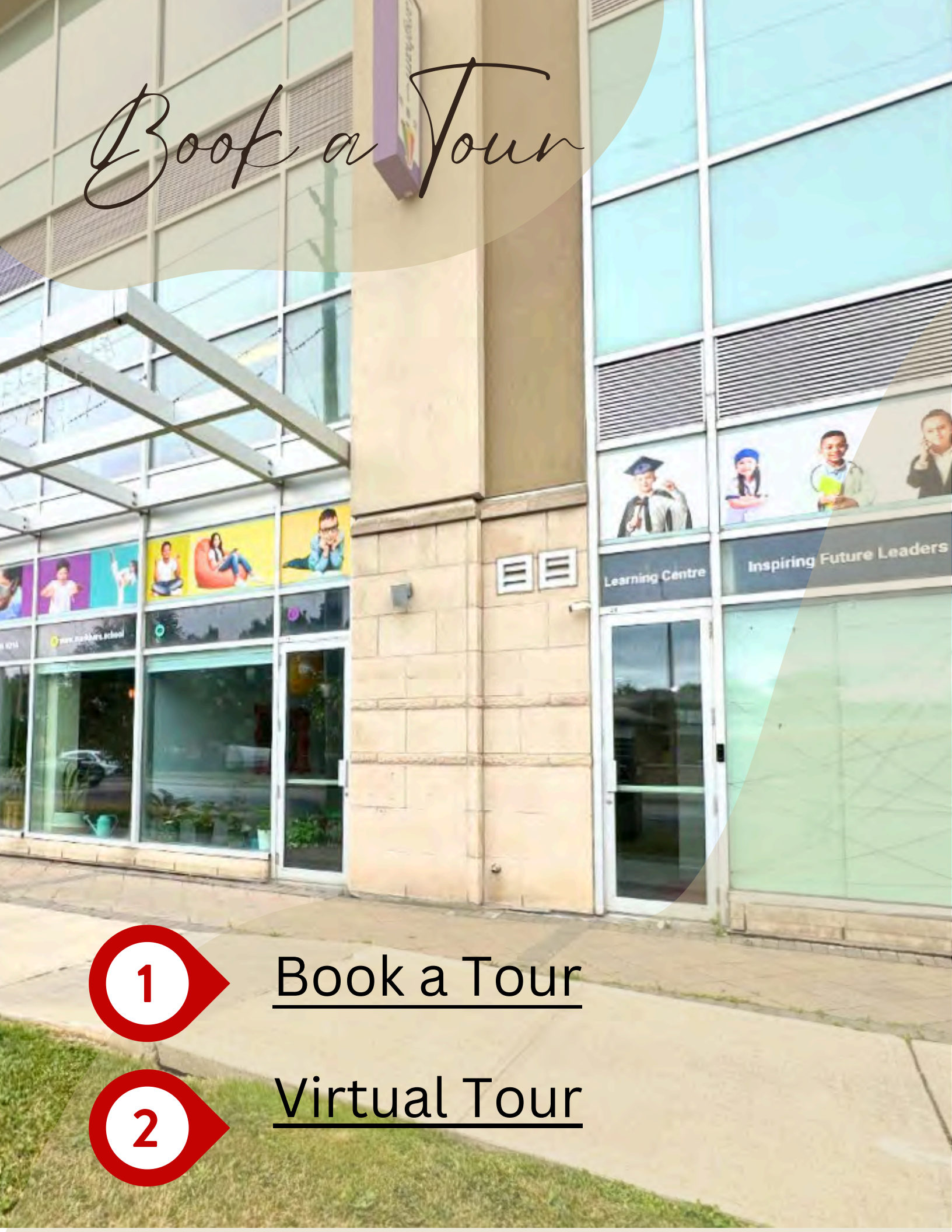
Families with kids make up 56% of households in Village Green - South Unionville, while couples without children make up 19% of households and 11% of households are one person living alone. People in this neighbourhood come from 63 different ethnic origins, and 71% are first-generation immigrants, while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