

FOR SALE & LEASE



Medical Office Building with Additional Income

1180 QUEENS BUSH ROAD
WELLESLEY, ONTARIO

WHITNEY
Commercial Real Estate Services

Medical Office Building with Additional Income

FOR SALE

ASKING PRICE | \$1,600,000

TAXES | \$15,747.67 (2023)

AVAILABLE SPACE | 8,344 SF

LAND AREA | 0.61 Acres

ZONING | UC (Urban Commercial)

UNIT 1 & 2

LEASE RATE | \$11.00 / SF NET

ADDITIONAL RENT | \$3.98 / SF

AVAILABLE SPACE | 4,427 SF

UNIT 1

LEASE RATE | \$12.75 / SF NET

ADDITIONAL RENT | \$3.98 / SF

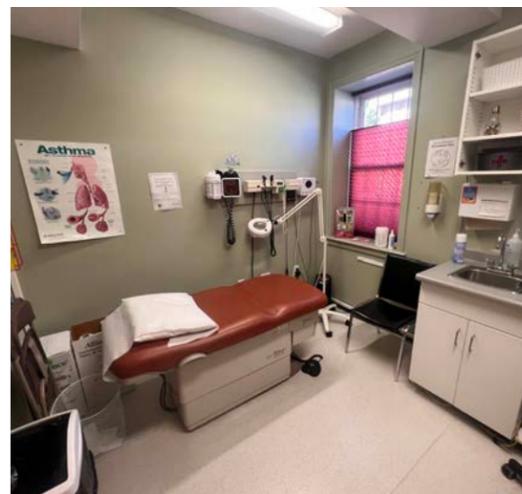
AVAILABLE SPACE | 2,548 SF

UNIT 2

LEASE RATE | \$12.75 / SF NET

ADDITIONAL RENT | \$3.98 / SF

AVAILABLE SPACE | 1,879 SF



PROPERTY OUTLINES ARE APPROXIMATE AND MAY NOT ACCURATELY DEPICT ACTUAL PROPERTY BOUNDARY LINES.

PERMITTED USES

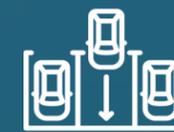
- Auction Sales Facility
- Bulk Sales Establishment
- Clinic
- Commercial or Trade's School
- Day Care Centre
- Light Industrial Use
- Mini Storage Facility
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Station
- Personal Service Shop
- Place of Entertainment
- Printing Establishment
- Recreational Facilities
- Residential Uses



Main Street Exposure



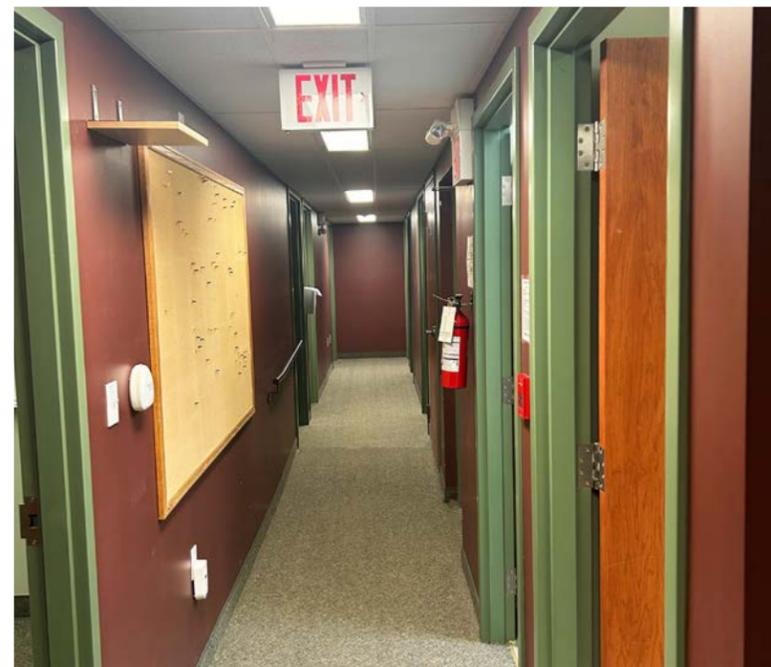
Fully Built-out Medical Office



Ample Parking



Additional Income



UNIT 1

This main level unit located at 1180 Queens Bush Road in Wellesley is comprised of 2,548 SF that is currently suited for a medical user. The unit could be reconstructed for a retail user to meet their needs. The unit features on-site parking, kitchenette, multiple treatment rooms with windows, reception area, waiting room area and street frontage on the main street in Wellesley. Each treatment room has a sink and a window. Benefit from low TMI and ample natural light.

UNIT 2

This second level unit located at 1180 Queens Bush Road in Wellesley offers 1,879 SF of medical office space for Lease. The unit features on-site parking, kitchenette, multiple treatment rooms with windows, reception area, waiting room area and street frontage on the main street in Wellesley. Each treatment room has a sink and a window. Benefit from low TMI and ample natural light.



WELLESLEY POND

QUEENS BUSH RD

NAFZIGER RD

1180 Queens Bush Rd

QUEENS BUSH RD

Contact Listing Agents for more information.



Matthew Hayward*
Senior Sales Associate
519.270.4691
matthew.hayward@whitneyre.com



Xavier Ayora*
Sales Associate
226.929.4667
xavier.ayora@whitneyre.com

**Broker *Sales Representative

WHITNEY
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage
103 Bauer Place, Suite 2
Waterloo, Ontario N2L 6B5
1.519.746.6300

www.whitneyre.com

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, or other changes without notice and should not be relied upon without independent verification. These statements are not guarantees of future performance and undue reliance should not be placed on them. WHITNEY & Company Realty Limited, Brokerage © 07/2024