

## MEDICAL/OFFICE/RETAIL OPPORTUNITY



### **460 HESPELER RD, CAMBRIDGE, ON— FOR SALE OR LEASE**

The Cambridge Gateway Centre is located at the heart of the main commercial corridor for Cambridge and its surrounding areas. It is just south of the ON-401 and across from the Cambridge Centre (Indoor Shopping Mall) and Minutes from Cambridge memorial hospital.

This commercial plaza with 3 freestanding buildings (approximately 80,000 sq. ft) has excellent exposure with 301 feet of frontage onto Hespeler Rd. A 2015 average daily traffic report found that Hespeler Road in the Bishop St N region alone experiences daily traffic of roughly 50,000 cars. To add, our site is part of the Growth and Intensification Study, as proposed by the city of Cambridge. A total of 68 units Coupled with the numerous stores and the shopping mall nearby, the Cambridge Gateway Centre can become the incubator for your business's success.

#### **Building features:**

**Land:** 3.98 Acres; **Zoning:** C4 (Commercial Four)

**Exterior:** Architecturally controlled exterior colours, materials and signage. Architecturally controlled and designed landscaping and irrigation.

**Parking:** 163 parking spaces on site.

**Units size:** 2712 sq ft

Occupancy: Immediate

Sale price: \$675/sq ft

Lease price: \$35/sq ft net



## **Potential uses: Medical/Office/Retail**

Ideal for WALK-IN Clinic/Urgent Care.

Other Medical/non medical and Retail uses are permitted subject to approval.

General Practitioner, Audiologist, Otolaryngologists (Ear/Nose/throat),

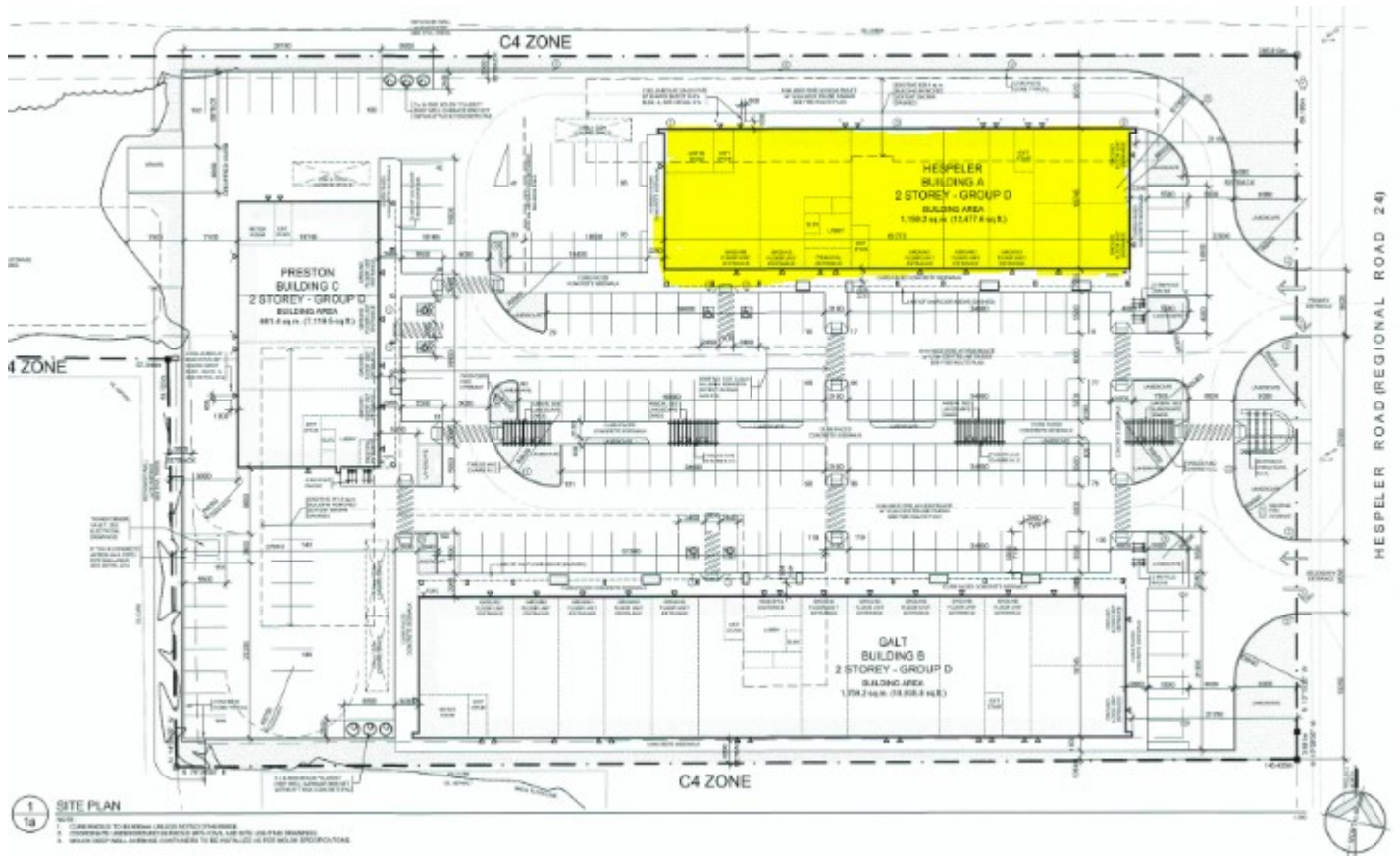
Foot Doctor/Orthotics, Cardiologist, Gynaecologists & Obstetrics , Allergy/Immunization

Specialist, Dermatologists, Neurologists, Paediatrician, Sleep Clinic, Urologist, Naturopathy,

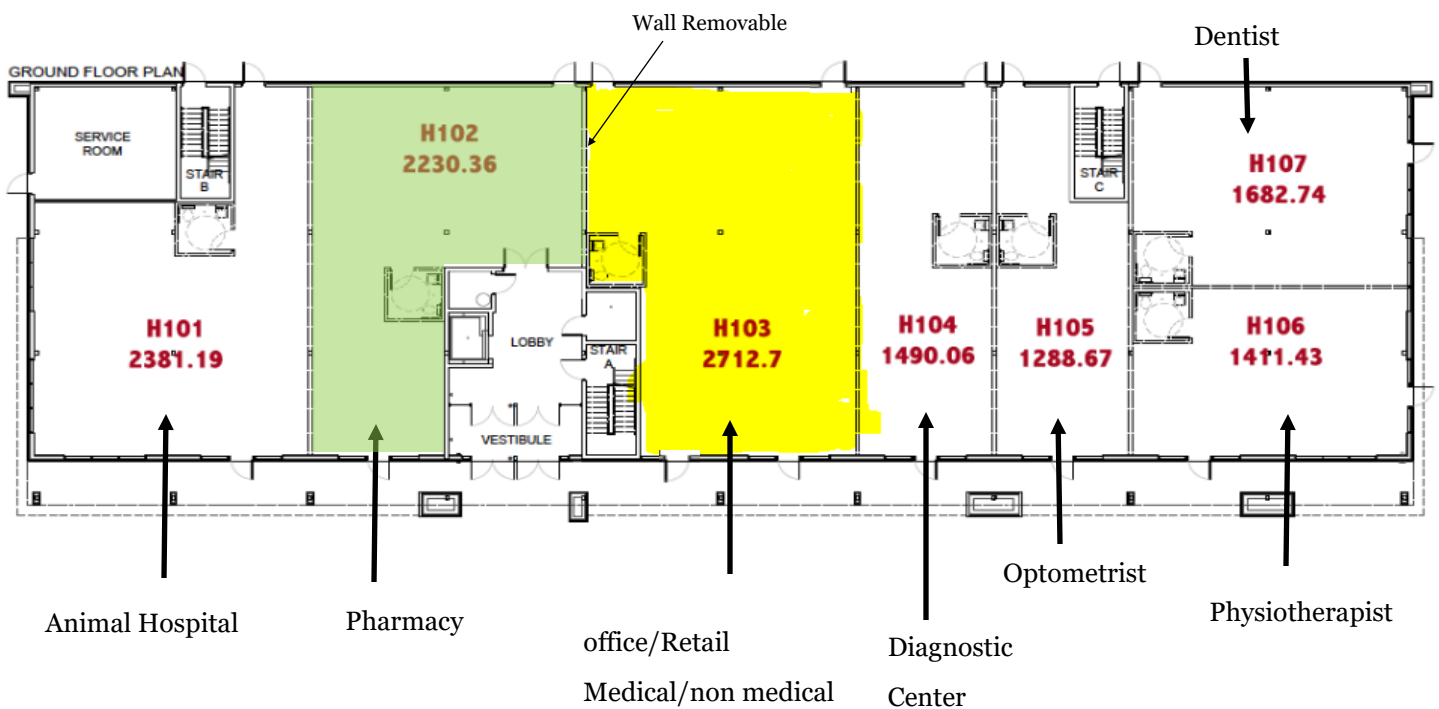
Homeopathy, Chiropractor, Laser Eye Centre, Hair Transplant Centre, Travel,

Insurance, Law, Accounting, Employment, Other professional offices, Retail and more..

# SITE PLAN



## FLOOR PLAN—HESPELER (BUILDING “A”)





Nelson Mathew (Broker of Record)

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