

# For Sale Auto Dealership Site

With  
Highway 401  
Exposure



DO NOT GO DIRECT

**Exclusive  
Agents:**

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**Lennard:**



# 205 Baseline Road West Clarington, Ontario



Lot Size  
**9.26 Acres**



Clear Height  
**24 FT**



Building Size  
**80,858 SF**  
5% Office



Year Built  
**2007**



Uses  
**Automotive Sales & Service**  
Recreational Vehicle Sales & Service  
Hotel & Convention Centre  
Place of Worship  
Restaurant



Parking  
**385 - 496**



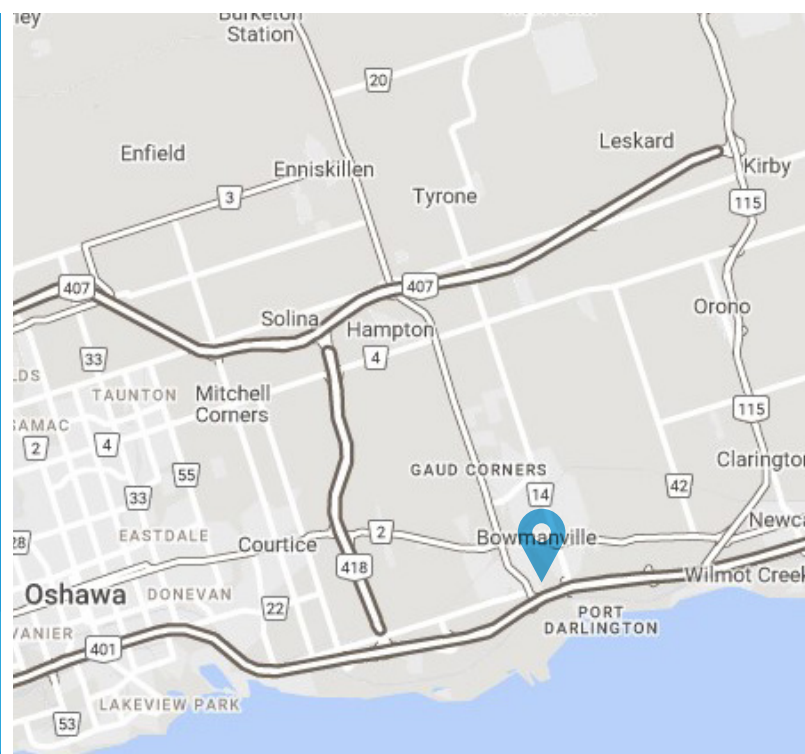
Shipping  
**2 Truck Level Doors**  
**2 Drive In Doors**

## Property Highlights

- Former “big box” retail location currently used for automotive
- Highway 401 exposure and steps to Bowmanville Ave interchange
- Excellent surrounding Hwy network: 401, 407, 418, 115/35
- Rapidly growing area
- Owner may consider lease

## Automotive Dealership Features

- Large Whiteboxed Showroom with A/C & LED Lighting
- 12 Repair Bays & 3 Wash Bays
- Infrared Heating plus Air Makeup
- Trench Drains
- Tool Room
- Great Employee Amenities



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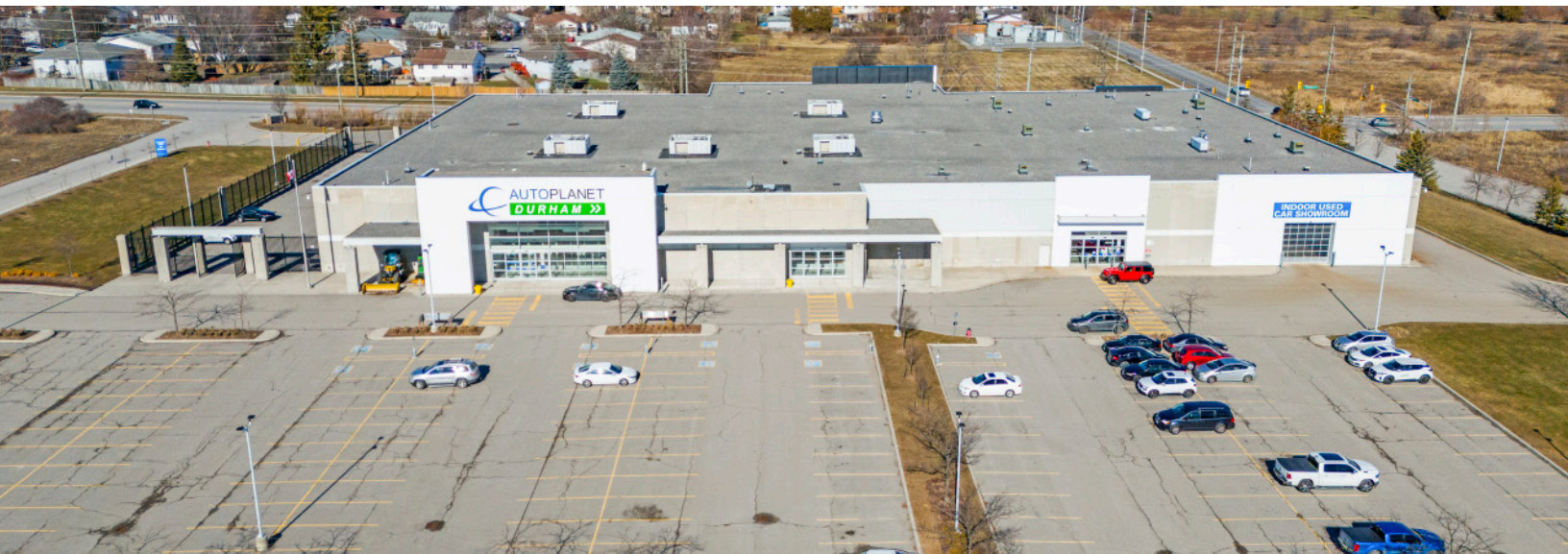
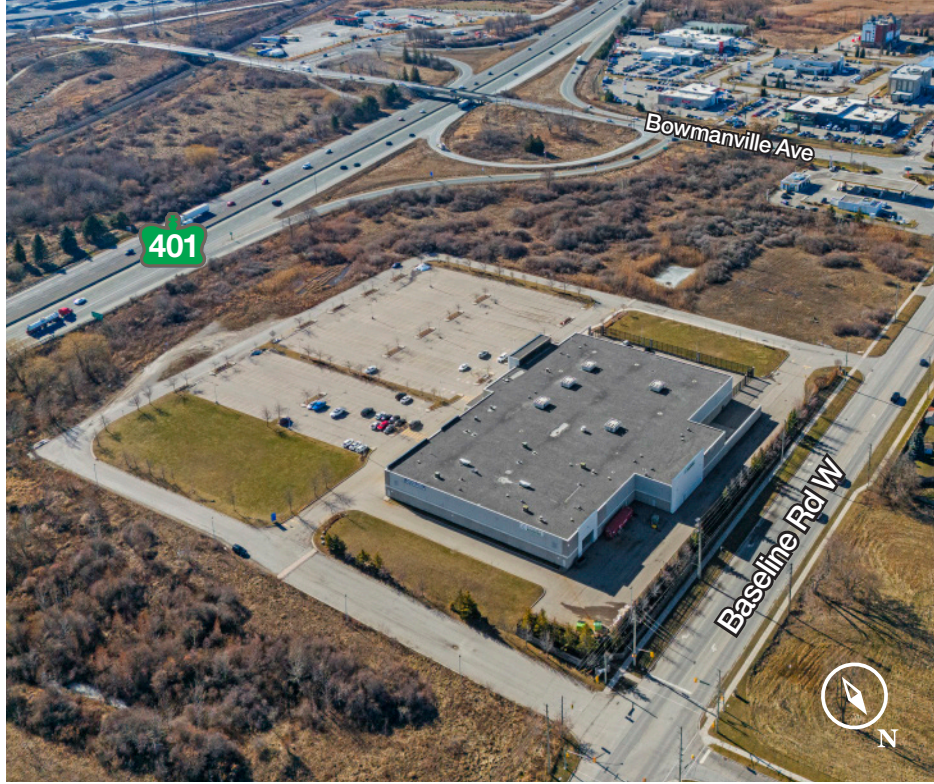


# Area Map & Site Plan



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.





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\*Sales Representative

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