	706 Guelph Line Burlington Ontario L7R 3M8 Burlington Brant Halton SPIS: N Taxes: \$5,109.79 / 2024 / Annual Legal: *See Extras	List: \$1,495,000.00 For Sale For: Sale Last Status: New DOM: 0
	Commercial/Retail Retail Occup: Owner Freestanding: Y SPIS: N Lse Term Mnths: / Holdover: 90 Franchise: Com Cndo Fee: Dir/Cross St: Guelph Line / Prospect Street	

MLS#: W8258250	Sellers: 832111 Ontario Ltd.	Contact After Exp: N
Possession Remarks: Immediate		
PIN#: 070720017	ARN#: 240205051104400	

Total Area: 1,000 Sq Ft Ofc/Apt Area: Indust Area: Retail Area: 100 % Apx Age: Volts: Amps: Zoning: MXG (Mixed-Use Corridor General) Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Heat: Gas Forced Air Clsd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: 0.238 Acres Bay Size: %Bldg: Washrooms: 1 Water: Municipal Water Supply: Sewers: San+Storm A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: N Out Storage: N Rail: N Crane: N Basement: Y Elevator: None UFFI: Assessment: 2024 Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: HST Applicable to Sale Price: Yes
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Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks: Excellent proximity to amenities, including Burlington Centre, McDonalds, Samir Supermarket and many others. Zoning permits a wide variety of potential uses and opens the door for future redevelopment and land assembly. High exposure location on Guelph Line. Easy access to the QEW and Highway 407. Taxes are an estimate.

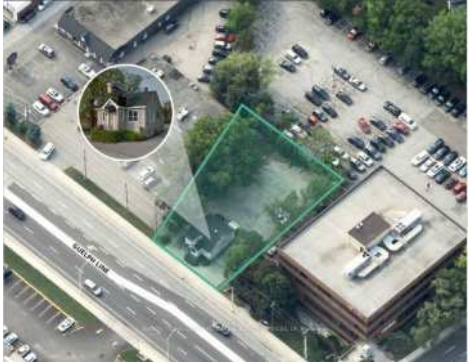
Extras: Buyer to verify all measurements and conduct their own due diligence. Legal Description: PT LT 16 , CON 3 SOUTH OF DUNDAS STREET ; PT LT 30 , PL 203 , AS IN 720355 EXCEPT PT 1, 20R10544 ; S/T 454695 BURLINGTON.

Inclusions:
Exclusions:
Rental Items:

Showing Requirements: List Salesperson

Brkage Remks: Third Listing Agent is Chris Daly (905.283.2590 or chris.daly@avisonyoung.com). Please email Chris Daly for the marketing package. Please speak to the LA regarding registrant disclosures and addendum regarding site survey. All offers are to have a 48 hour irrevocable period.

AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Ph: 905-712-2100 Fax: 905-712-2937 77 City Centre Dr Suite 301 Mississauga L5B1M5 JORDAN BOIN, Salesperson 905-283-2372 HARRISON LIVERMORE, Salesperson 905-283-2387		
Contract Date: 4/22/2024	Condition:	Ad: N
Expiry Date: 10/21/2024	Cond Expiry:	Escape:
Last Update: 4/22/2024	CB Comm: 2% Of Final Sale Price	Original: \$1,495,000.00

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	Office Occup: Owner Office Freestanding: Y SPIS: N Com Cndo Fee: Dir/Cross St: Guelph Line / Prospect Street	Lse Term Mnths: / Holdover: 90 Franchise:

MLS#: W8258284 **Sellers: 832111 Ontario Ltd.** **Contact After Exp: N**
Possession Remarks: Immediate
PIN#: 070720017 **ARN#: 240205051104400**

Total Area: 1,000 Sq Ft Ofc/Apt Area: 100 % Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: MXG (Mixed-Use Corridor General) Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Heat: Gas Forced Air Clsd Phys Hdcp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: 0.238 Acres Bay Size: %Bldg: Washrooms: 1 Water: Municipal Water Supply: Sewers: San+Storm A/C: Y Utilities: Y Garage Type: None Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: N Out Storage: N Rail: N Crane: N Basement: Y Elevator: None UFFI: Assessment: 2024 Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: HST Applicable to Sale Price: Yes
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Bus/Bldg Name: Actual/Estimated: Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	For Year: Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	Financial Stmt: EstValueInv At Cost: Com Area Upcharge: % Rent:
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