

RETAIL INVESTMENT PLAZA - FOR SALE

30 Melanie Dr Brampton, ON



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PROPERTY DETAILS

Asking Price: \$20,000,000

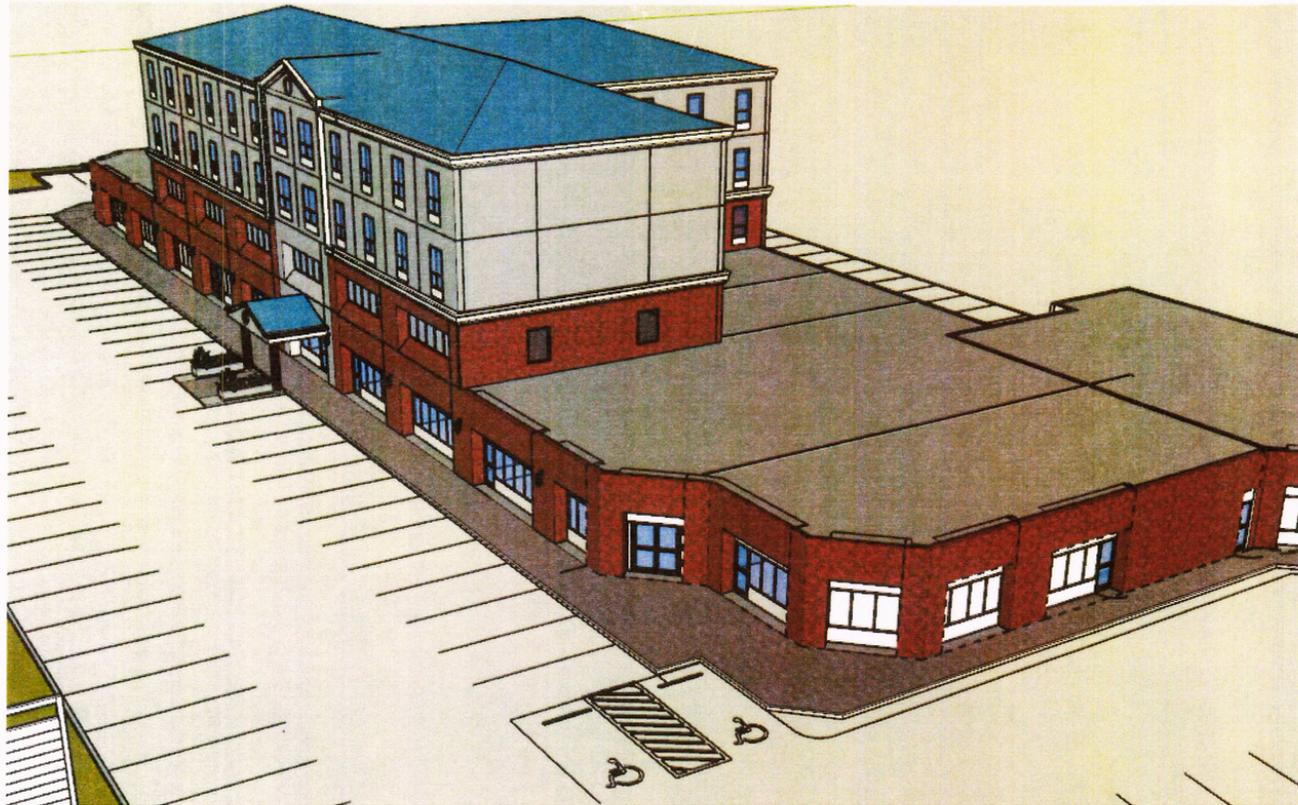
- Major Intersection: Steeles Ave & Melanie Dr.
- Zoning: Commercial M1
- Total Building Area: 35,300 SQ FT
 - **Ground Floor: 28,300 SQ FT (Retail)**
 - Fully Leased
 - Total Net Income \$ 680,300.04
 - **Second Floor: 7,000 SQ FT (Office)**
 - Available For Lease, \$20 Net Rent SQ FT(approx) + \$6.50 TMI
 - Total Net Income \$ 140,000.00
(Potential Net Rent)
- Land: 2.26 Acres
- Parking Spaces: 143



PROPERTY OUTLINE



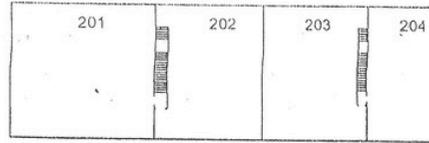
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For illustration purposes

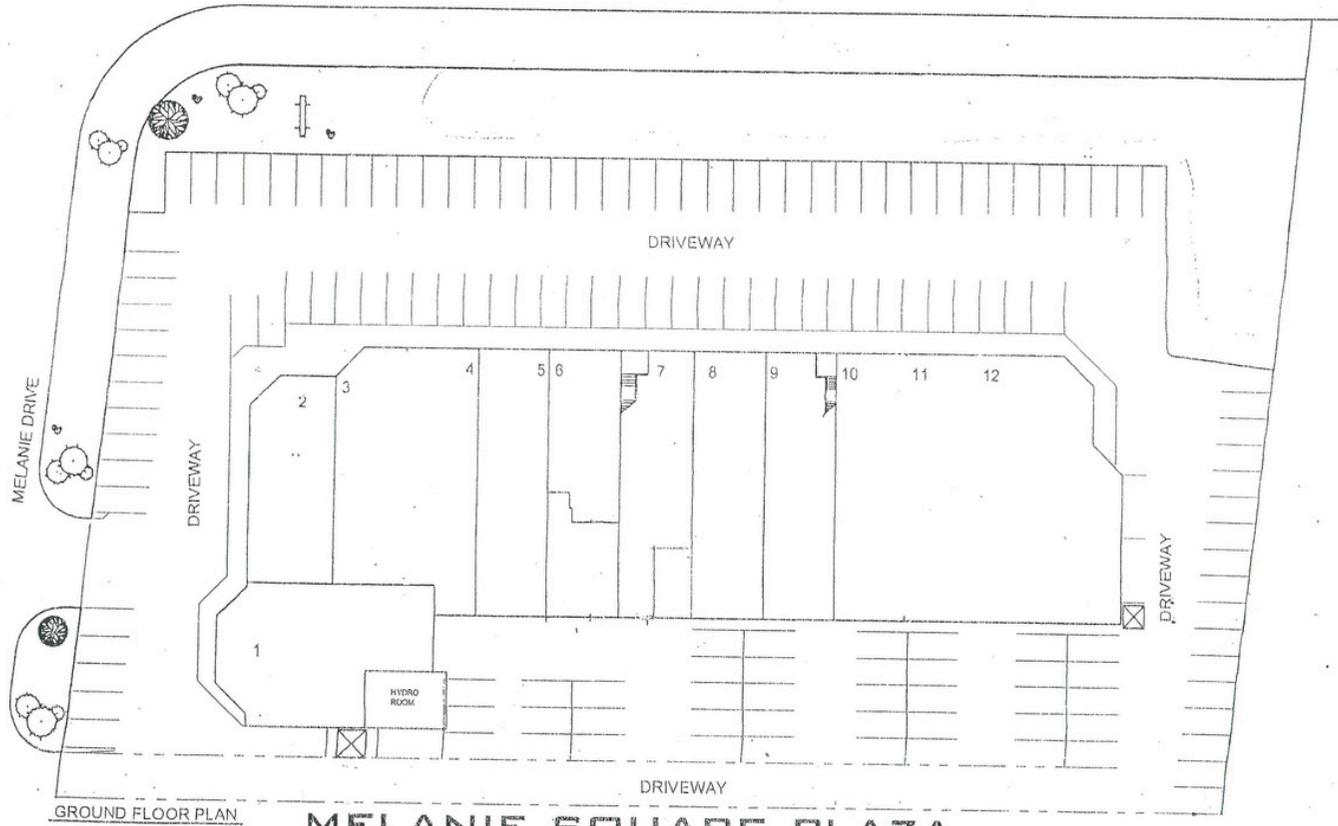


FLOOR PLAN



SECOND FLOOR PLAN

STEELS AVENUE



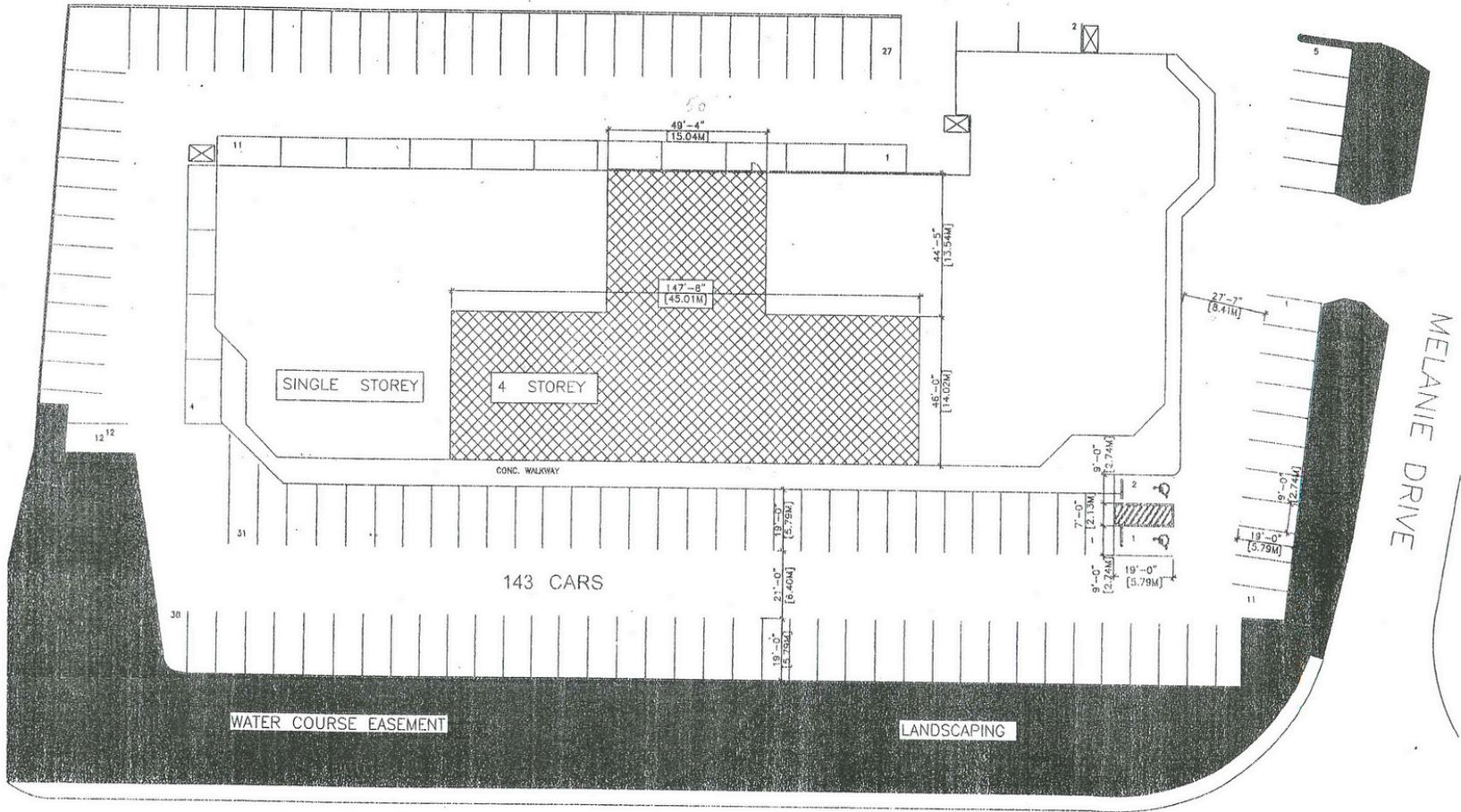
GROUND FLOOR PLAN

MELANIE SQUARE PLAZA



PARKING MAP

PARKINGS : 141
 H.C.PARKINGS : 2
 TOTAL : 143



STEELS AVENUE

MELANIE DRIVE



PROPERTY OVERVIEW

Prime Retail Plaza right on Steels with 2.26 Acres of Land in Brampton, the retail plaza presents an exceptional opportunity for real estate investment. This plaza offers an attractive prospect for those seeking to capitalize on the city's growing commercial landscape, with a diverse mix of tenants including restaurant, retail and supply shops, plus office space. Positioned with excellent exposure and signage on Steeles Avenue East, it offers a prime location north of Highway 407 and west of Torbram Road, minutes away from major highways 407, 410 & 427. It offers easy accessibility via public transit including Brampton, ZUM, GO buses, and trains. This property ensures durability and prospective expansion opportunity. Convenience is key at this retail plaza, with ample parking available for visitors and easy access from surrounding roads. Preliminary Approval for 93 Rooms Hotel Project in place.



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