

FOR SALE

CBRE

Unit 115 & 116

5045 MAINWAY

BURLINGTON | ON



PRICE REDUCTION! FROM ~~\$1,249,000~~ TO \$1,099,000!

**EXTENSIVELY RENOVATED
GROUND FLOOR SUITE**

Justin H. Bates*

Senior Vice President
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Megan Kavanagh*

Sales Support Associate
416 798 6261
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PROPERTY SPECIFICATIONS

Unit	115 & 116
Available Size	2,010 Sq. Ft.
Possession Date	Immediate
Zoning	UOP
Condo Fee	\$814.14
Taxes (2025)	\$14,269.77
Asking Price	\$1,249,000

NEW REDUCED ASKING PRICE!
ASKING PRICE: \$1,099,000



ABUNDANT FREE
PARKING ON SITE



FULLY ACCESSIBLE
WASHROOM



THREE
TREATMENT
ROOMS



GROUND FLOOR SUITE
TWO POINTS OF
STREET ACCESS

COMMENTS

- Renovated ground floor suite available for sale right off of Mainway!
- Abundant FREE parking on site.
- The suite features a welcoming front entrance with reception desk and showroom.
- Two bathrooms, one of which is fully accessible.
- Equipped with a kitchenette, lunch room and board room.
- Close proximity to major highways, public transportation and nearby to many amenities.
- All furniture and custom shelving can stay.



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EXTERIOR PHOTOS

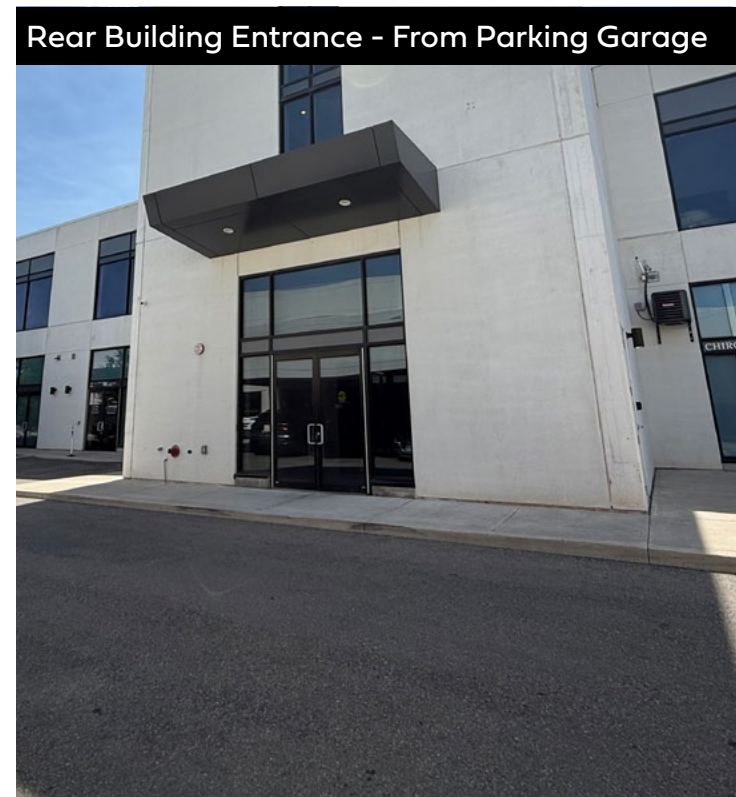
Mainway Suite Entrance



Rear Parking Garage



Rear Building Entrance - From Parking Garage



Lampman Ave Street Entrance



Mainway Suite Entrance



Lampman Ave Suite Entrance



INTERIOR PHOTOS

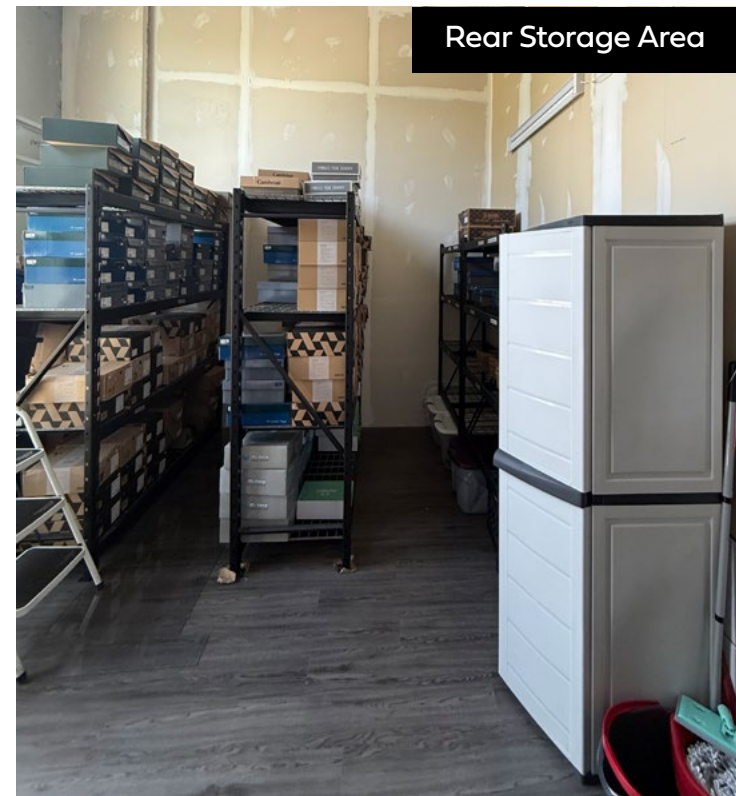
Front Reception & Showroom



Showroom



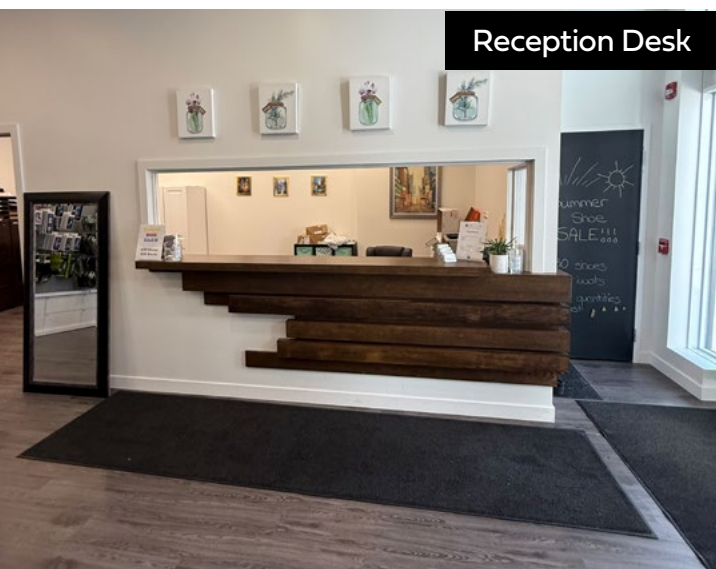
Rear Storage Area



Hallway



Reception Desk



Treatment Room



ZONING MAP

UOP - Permitted Uses

Convenience Restaurant
Funeral Home (d)
Outdoor Patio (m)
All Office Uses
Community Institution
Industrial uses permitted in a GE2 zone*
Recreational Establishment

Footnote (d) Not permitted on a lot abutting a residential or URM Zone
Footnote (m) Subject to additional regulations









Click [HERE](#) For
Additional Information



*Subject To Additional Regulations

LOCAL AMENITIES

Drive Times

 Highway 401	29 Minutes
 QEW / Highway 403	3 Minutes
 Highway 427	33 Minutes
 Highway 407	8 Minutes
 Highway 410	29 Minutes
 Pearson Airport	38 Minutes
 Hamilton Airport	28 Minutes
 Appleby GO	6 Minutes



TRAFFIC COUNT - 9,190

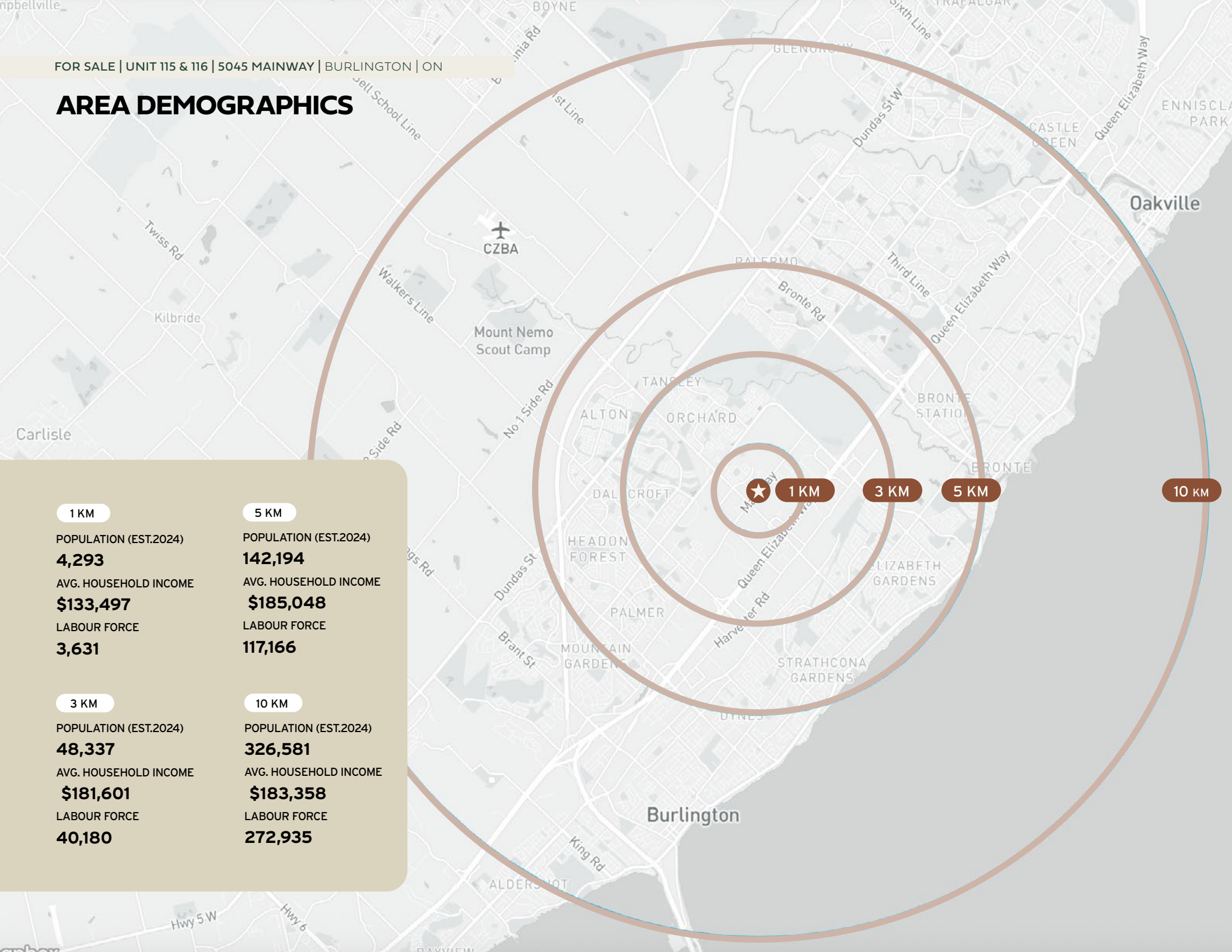
BURLINGTON TRANSIT ROUTES

 81 North Service  11 Sutton Alton  Appleby GO Station



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AREA DEMOGRAPHICS



1 KM	5 KM
POPULATION (EST.2024)	POPULATION (EST.2024)
4,293	142,194
AVG. HOUSEHOLD INCOME	AVG. HOUSEHOLD INCOME
\$133,497	\$185,048
LABOUR FORCE	LABOUR FORCE
3,631	117,166
3 KM	10 KM
POPULATION (EST.2024)	POPULATION (EST.2024)
48,337	326,581
AVG. HOUSEHOLD INCOME	AVG. HOUSEHOLD INCOME
\$181,601	\$183,358
LABOUR FORCE	LABOUR FORCE
40,180	272,935

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For More Information, Please Contact:

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