

FOR SALE: Office Condo

Own Your Built Out Professional Space in Burlington

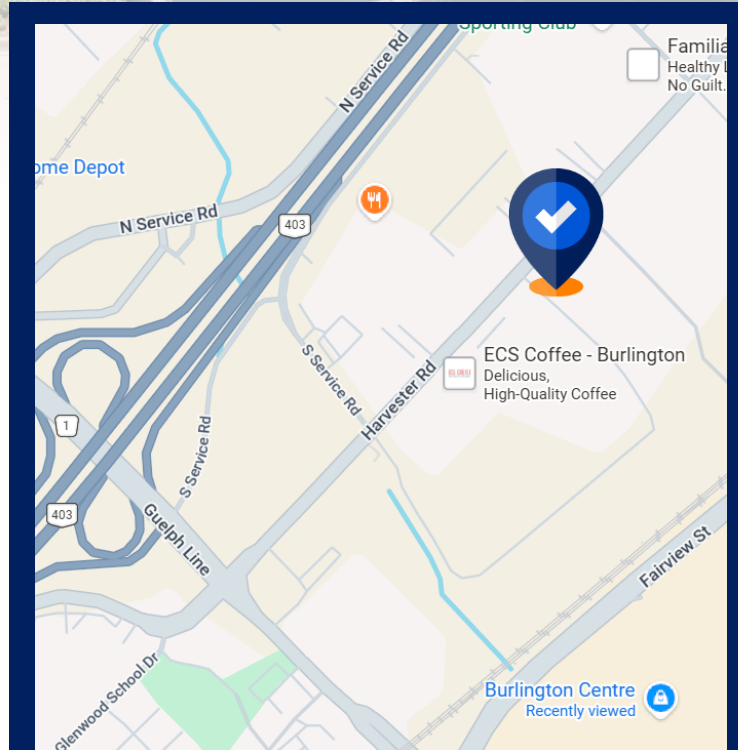
Investor or User Purchase Opportunity

Space Profile

Premises	101A
Total Rentable Area	6,034 SF
Asking Price	\$2,750,000
Property Taxes	\$15,113.79 (2025)
Condo Fees	\$3,015 (2026)
Available	Flexible – Speak to Agent
Purchase Type	Both investor or user occupier options available
Zoning	General Employment (GE1-334)

Features

- Located at the corner of Harvester and Laurentian in Burlington, there is easy access to the QEW, the Burlington Mall and Burlington GO station
- Ground floor, corner unit with great natural light and window exposure throughout
- Owner made substantial renovations in 2022 to upgrade the layout and quality of the unit
- 9 private offices on glass, 6 internal offices and workspaces, large boardroom, kitchen, storage and reception
- In-suite fully accessible handicap washroom and shower
- Excellent Signage Exposure
- 18 Parking Spaces
- Furniture could be available
- 2 in-suite washrooms, including one fully accessible handicap and a shower



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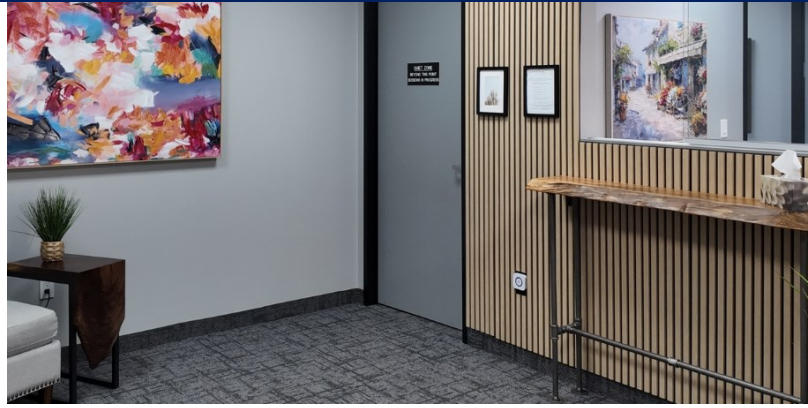


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3190 Harvester Road, Burlington ON

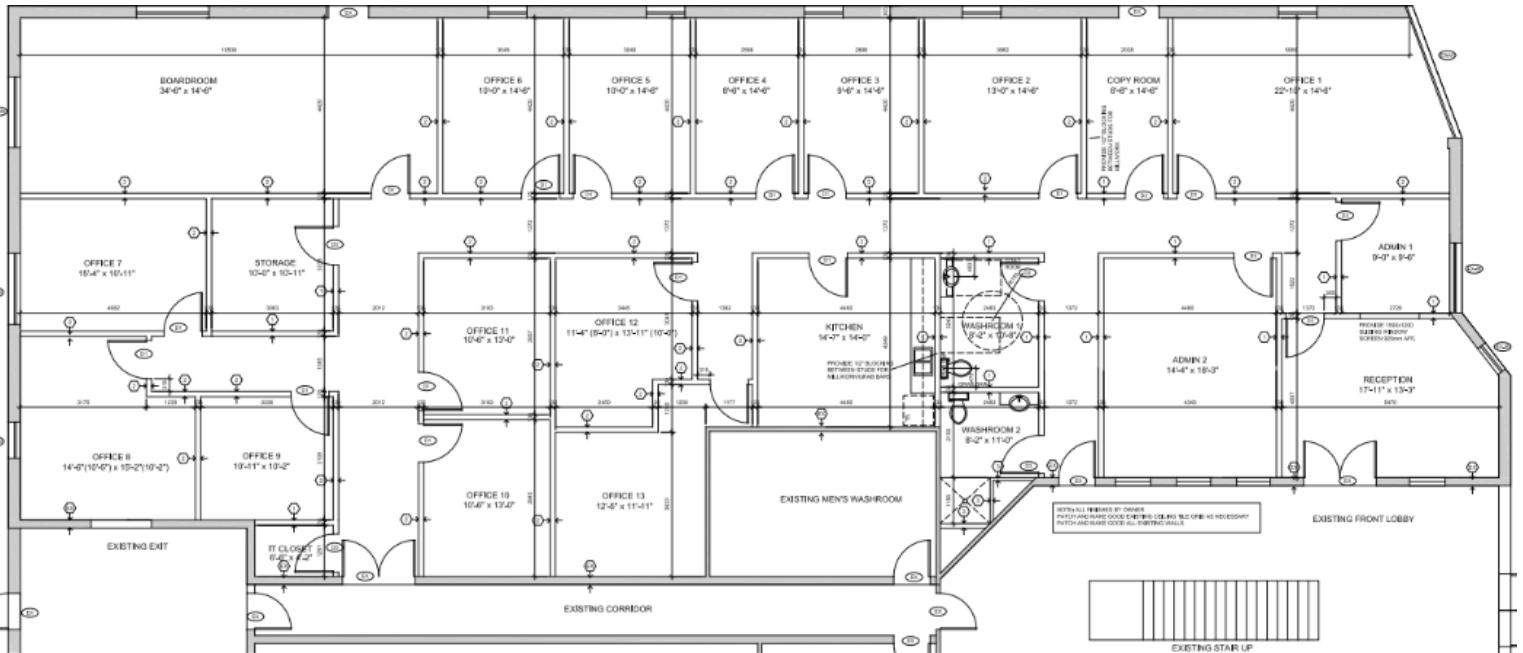


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