

**FOR SALE & LEASE**



Medical Office Building

**1180** QUEENS BUSH ROAD  
WELLESLEY, ONTARIO

**WHITNEY**  
Commercial Real Estate Services



# Medical Office Building

## FOR SALE

ASKING PRICE | \$1,450,000

TAXES | \$16,449.97 (2024)

AVAILABLE SPACE | 8,344 SF

LAND AREA | 0.61 Acres

ZONING | UC (Urban Commercial)

## FOR LEASE

LEASE RATE | \$10.00 / SF NET

ADDITIONAL RENT | \$3.98 / SF

AVAILABLE SPACE | 4,427 SF



PROPERTY OUTLINES ARE APPROXIMATE AND MAY NOT ACCURATELY DEPICT ACTUAL PROPERTY BOUNDARY LINES.

## PERMITTED USES

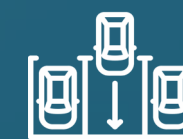
- Auction Sales Facility
- Bulk Sales Establishment
- Clinic
- Commercial or Trade's School
- Day Care Centre
- Light Industrial Use
- Mini Storage Facility
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Station
- Personal Service Shop
- Place of Entertainment
- Printing Establishment
- Recreational Facilities
- Residential Uses



Main Street Exposure



Fully Built-out Medical Office



Ample Parking



Additional Income





1180 Queens Bush Road in Wellesley has a total building size of 8,344 sf and a lot size of 0.61 acres. This site features ample on-site parking and flexible Urban Commercial (UC) zoning. The building has a durable steel roof, new HVAC system and it boasts great street frontage on the main street in Wellesley.





## Contact Listing Agents for More Information



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