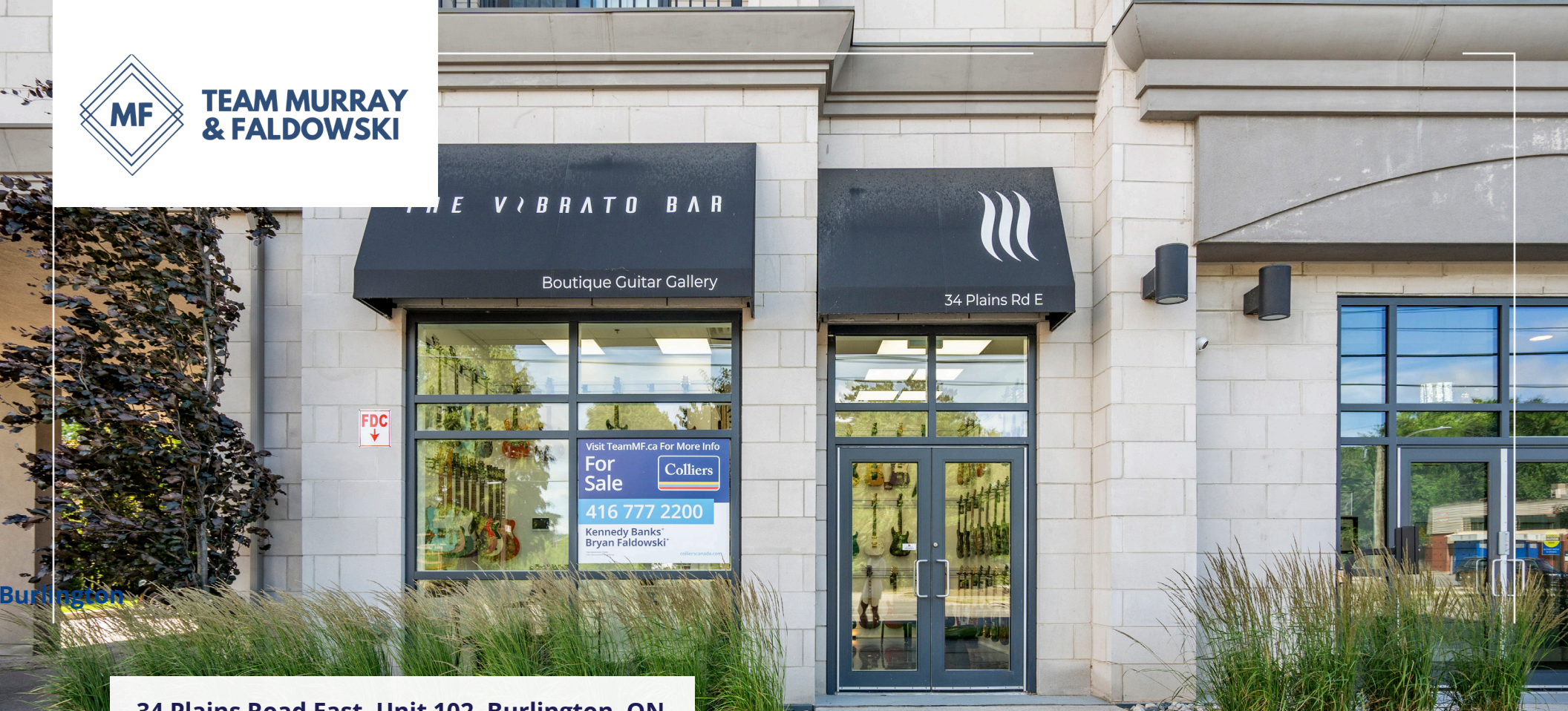




**TEAM MURRAY
& FALDOWSKI**



34 Plains Road East, Unit 102, Burlington, ON

Office or Retail Space in a High-End Boutique For Sale



Kennedy Banks

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Accelerating success.

Colliers International

Unit 300
5515 North Service Road
Burlington, Ontario
Canada L7L 6G4
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Property Overview

Key Highlights

- Situated in a high-traffic area with strong visibility and significant walk-in foot traffic
- Located in a boutique high end mixed use building
- Ideally situated near Aldershot GO Station, the QEW, public transit, LaSalle Park & Marina, and a thriving residential community

Address 34 Plains Road East

Unit 102

Location Burlington

Total Area 450 SF

Zoning MXG

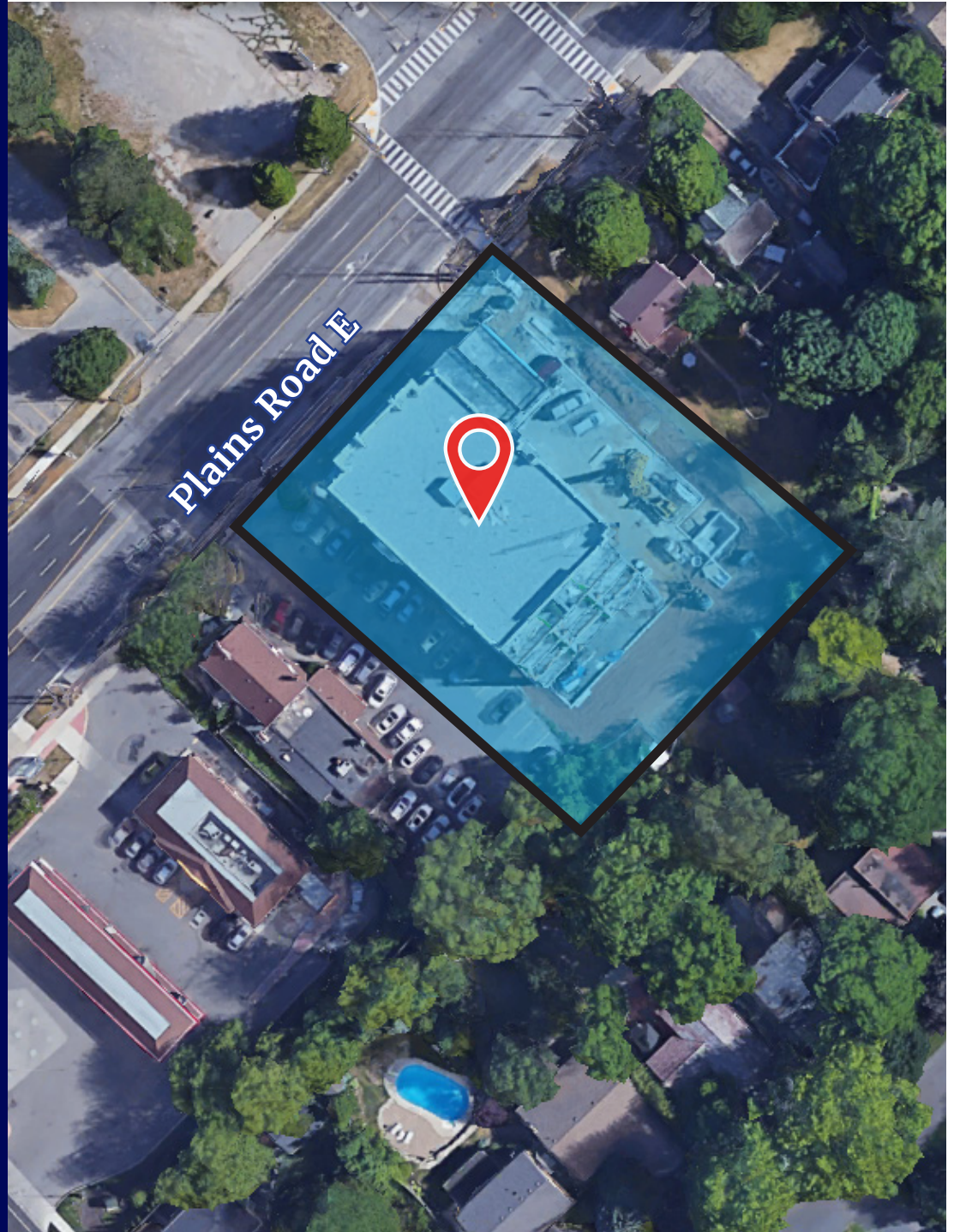
Condo Fee \$337.35 per month

Parking Outside Surface

Possession Immediate

List Price: Taxes (2025)

\$465,000 **\$5,639.76**



Property Photos



Property Photos

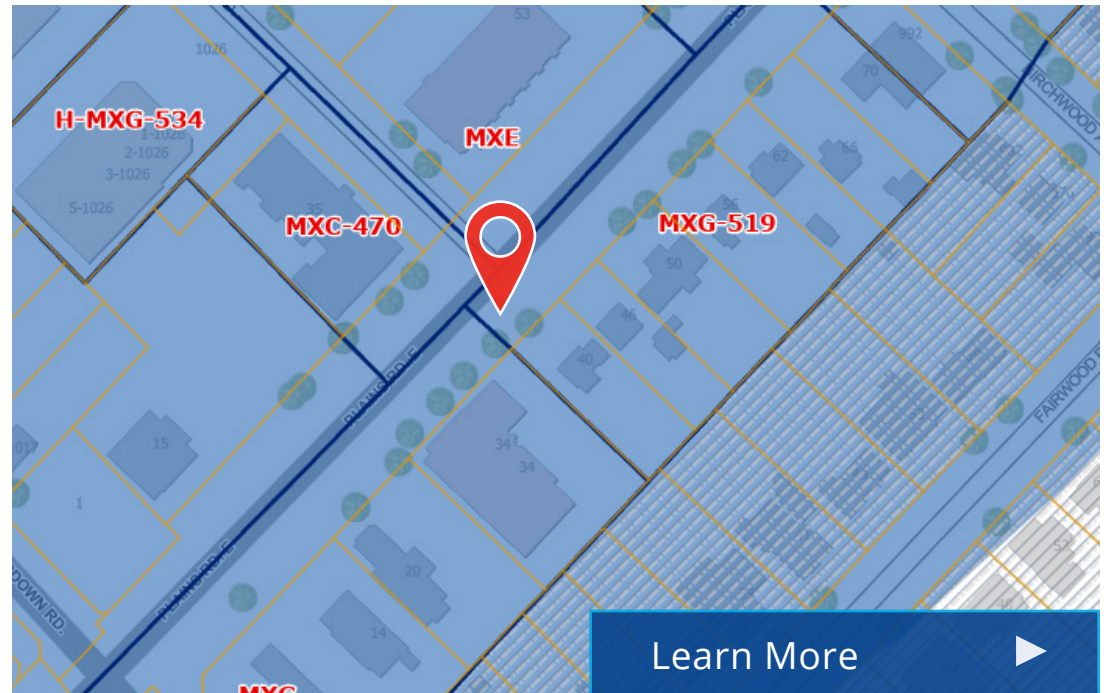


Zoning MXG

Permitted Uses

- Convenience/Specialty Foods Store
- Farmers' Market
- Other Retail Stores
- Service Commercial
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Funeral Home
- Dry Cleaning Depot, Laundromat, Laundry Service
- Veterinary Services)
- Elevated Parking Facility
- Other Service Commercial Uses
- Outdoor Patio
- All Office Uses
- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.1
- Motor Vehicle Sales, Leasing, Rental, and Service
- Recreational Establishment
- Entertainment Establishment
- Night Club

- Apartment Building
- Retirement Home
- Dwelling Units in a commercial/office building
- Stacked Townhouse (see Subsection 5)
- Back-to-Back Townhouse (see Subsection 5)
- Townhouse (see Subsection 5)
- Additional Residential Units

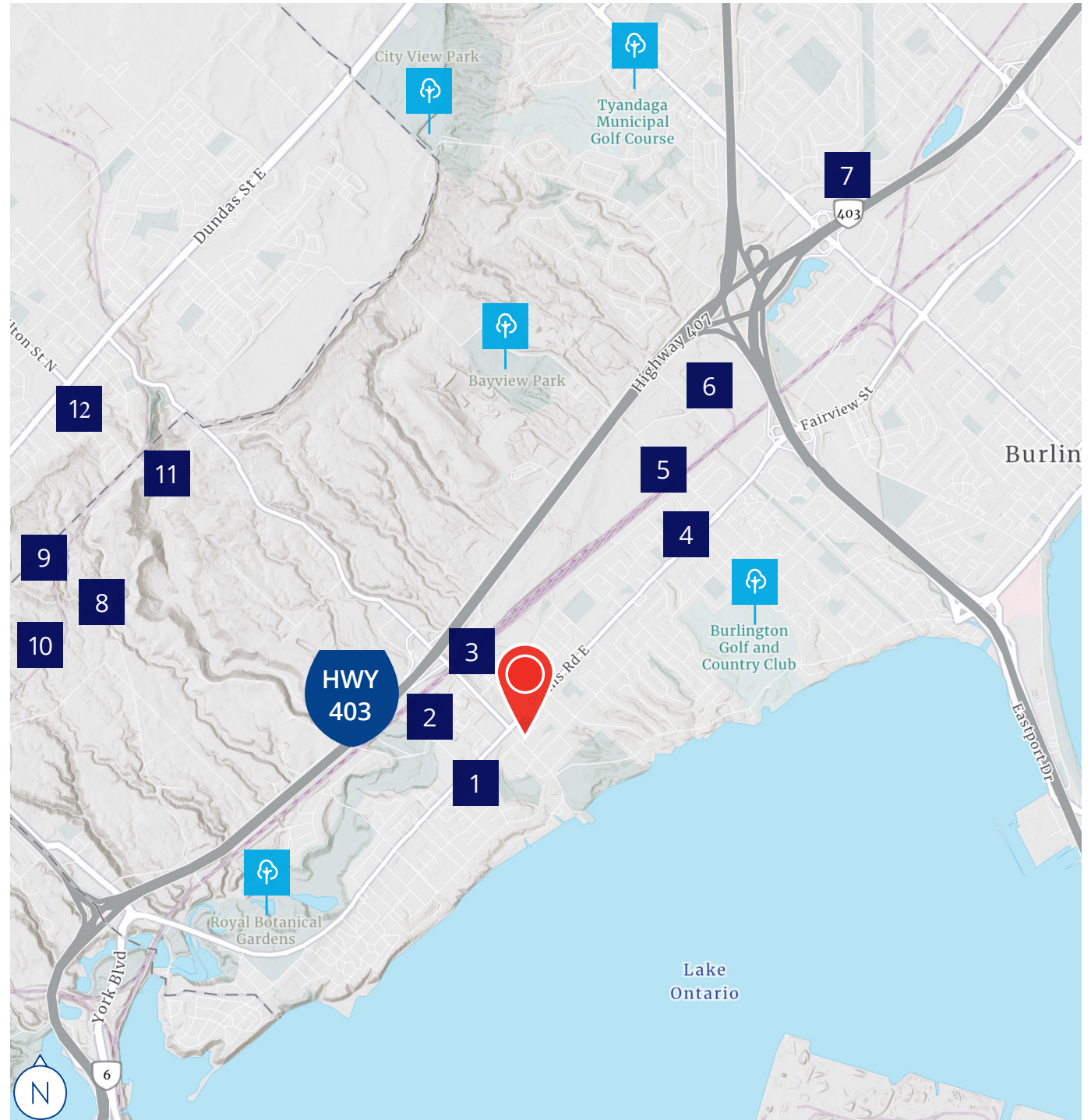


Nearby Amenities

 34 Plains Road

1	Tim Horton's
2	Esso
3	RBC
4	McDonald's
5	IKEA
6	Starbucks
7	Costco
8	Walmart
9	Boston Pizza
10	The Keg
11	Swiss Chalet
12	Sobey's

 Recreation & Parks





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