



TEAM MURRAY  
& FALDOWSKI



34 Plains Road East, Unit 102, Burlington, ON

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



**Kennedy Banks**

Senior Sales Representative  
+1 289 266 1002  
kennedy.banks@colliers.com

Accelerating success.

**Colliers International**

Unit 300  
5515 North Service Road  
Burlington, Ontario  
Canada L7L 6G4  
P: + 416 777 2200



# 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

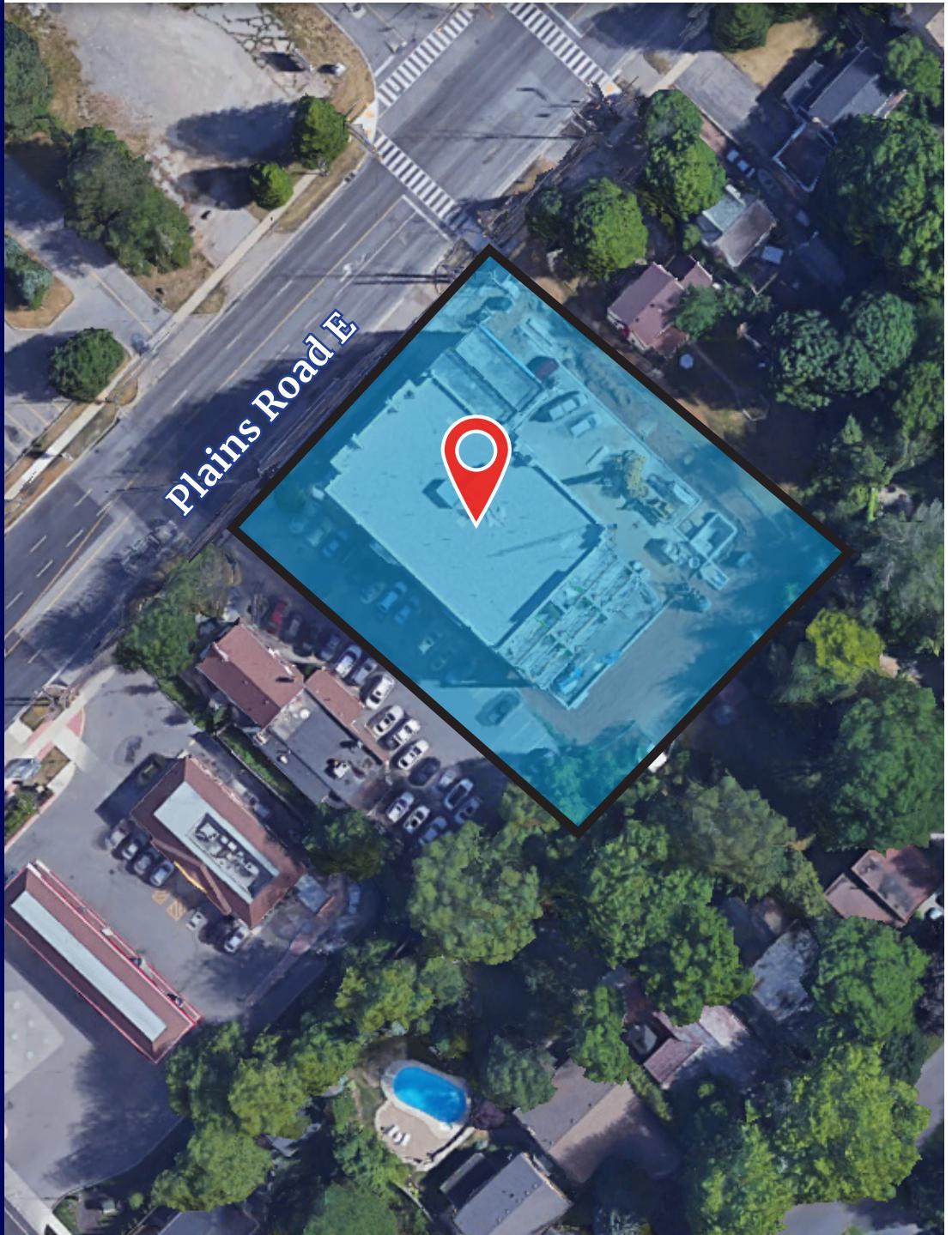
**Condo Fee** \$337.35 per month

**Parking** Outside Surface

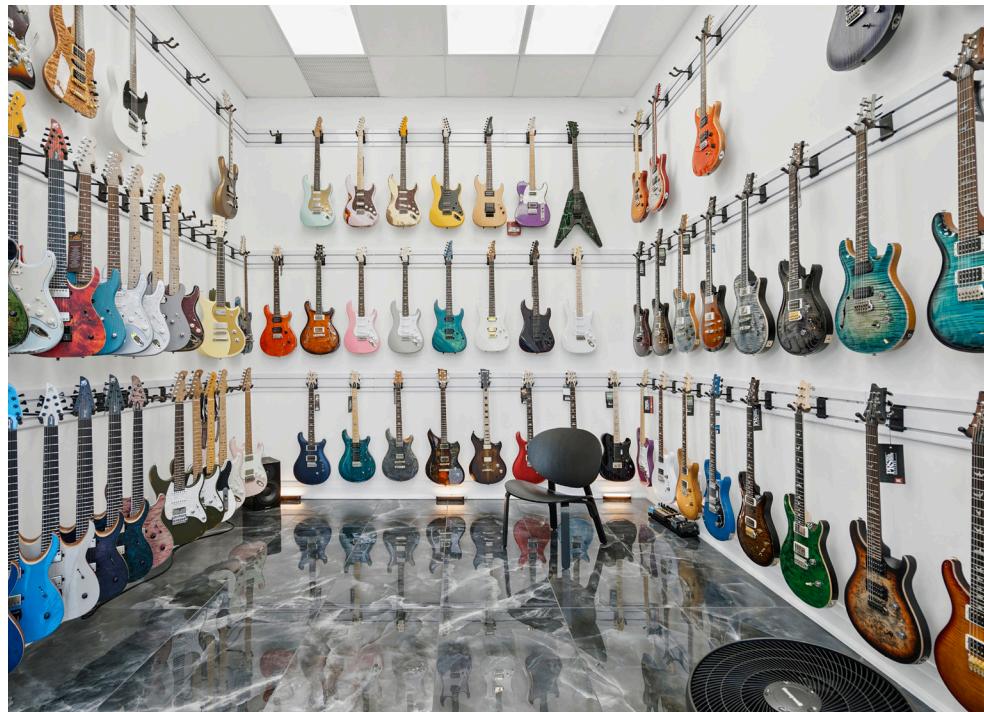
**Possession** Immediate

**List Price:** Taxes (2025)

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



# Property Photos



# Property Photos

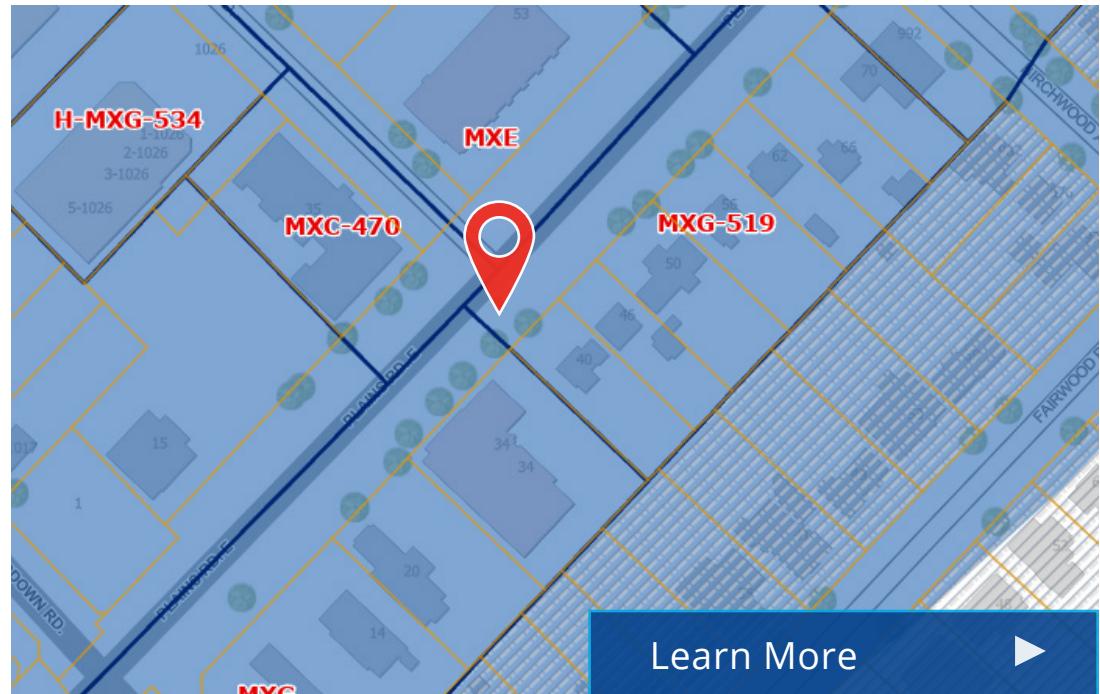


# Zoning MXG

## 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

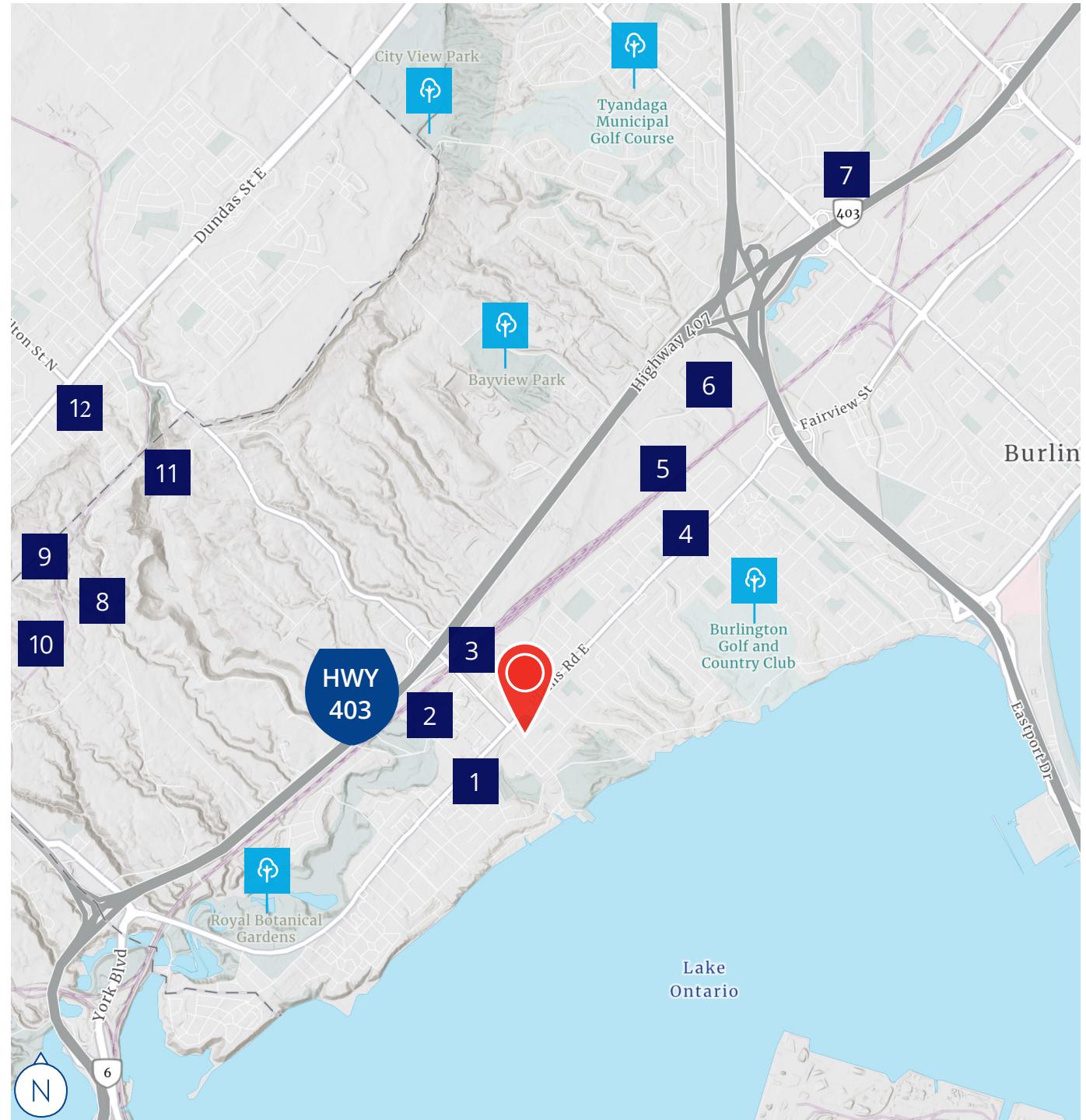


# Nearby Amenities

📍 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	Sobeys

📍 Recreation & Parks

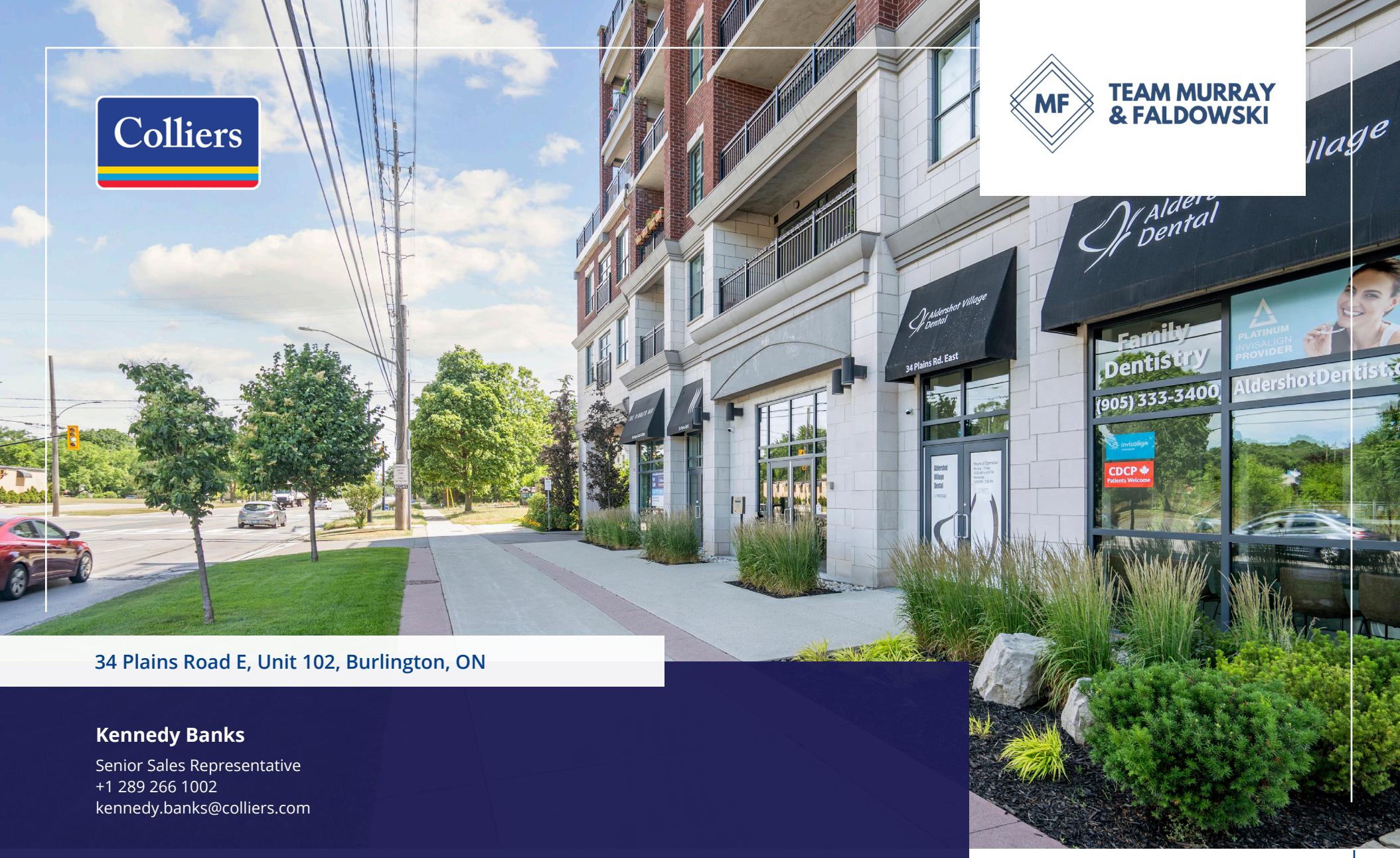




Colliers



TEAM MURRAY  
& FALDOWSKI



34 Plains Road E, Unit 102, Burlington, ON

## Kennedy Banks

Senior Sales Representative  
+1 289 266 1002  
kennedy.banks@colliers.com

\*Sales Representative \*\*Broker

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

Accelerating success.



[collierscanada.com](http://collierscanada.com)