

CBRE



**HARLO
CAPITAL**

777

WALKERS LINE

BURLINGTON, ON

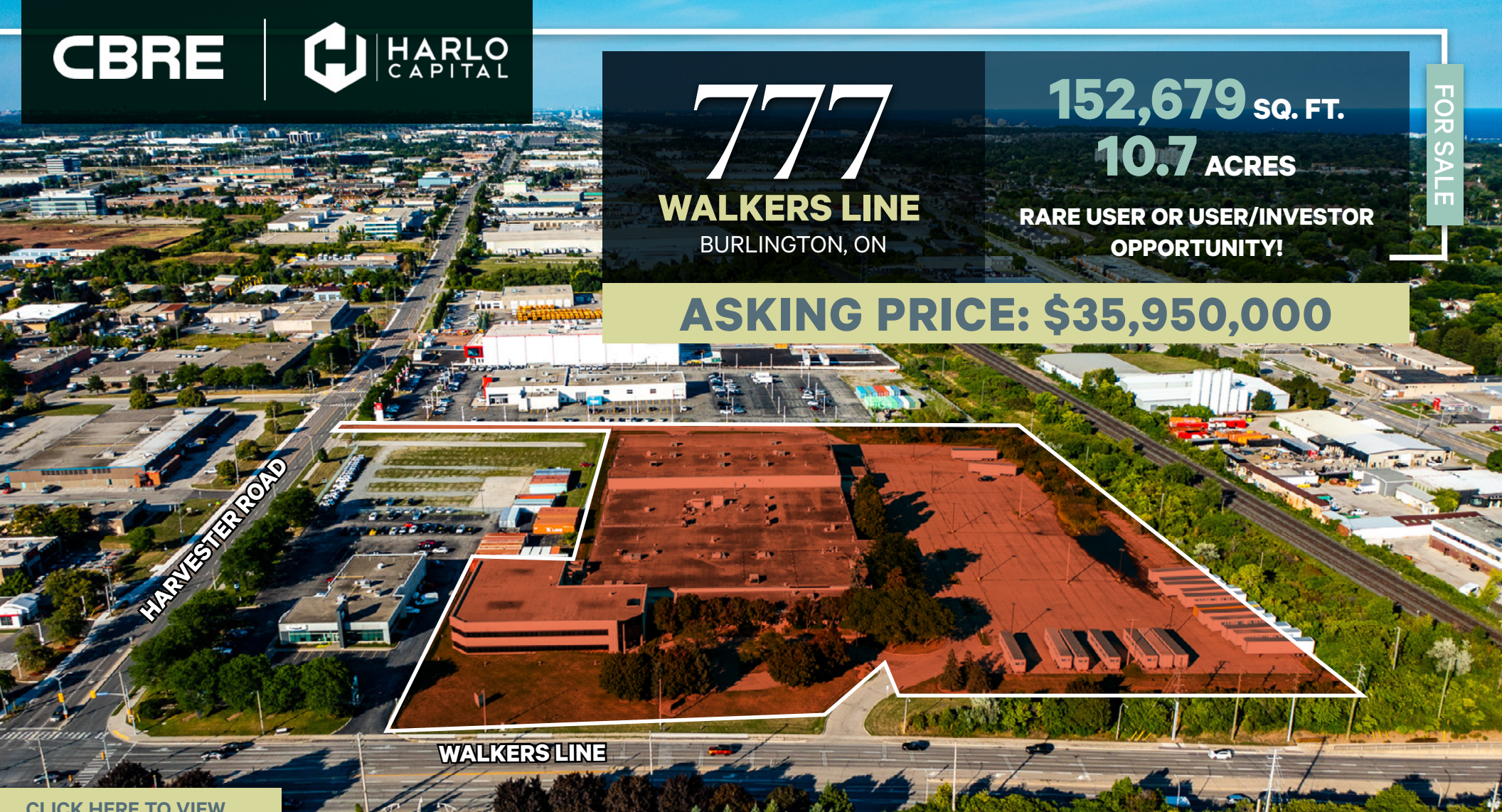
152,679 SQ. FT.

10.7 ACRES

**RARE USER OR USER/INVESTOR
OPPORTUNITY!**

FOR SALE

ASKING PRICE: \$35,950,000



[CLICK HERE TO VIEW
PROPERTY VIDEO](#)

JONATHAN LEARY*

Executive Vice President

905 315 3695

Jonathan.Leary@cbre.com

DAVID MERKER*

Associate Vice President

905 315 3676

David.Merker@cbre.com

MAX LEWIS*

Sales Representative

905 315 3692

Max.Lewis@cbre.com

*Sales Representative

777 Walkers Line offers an extremely rare opportunity to acquire a 152,679 sq ft building on 10.7 acres of prime land in Central Burlington. With an oversized lot the site will offer a new owner a wide range of options, including expansion, parking, outside storage and future long term development/repositioning opportunities.

Further increasing optionality, the property is easily demised, allowing for immediate or future rental income and providing an owner with expansion or rightsizing flexibility in the future. The property is also equipped with cranes and has a heavy power supply, further increasing the range of potential uses for the facility.

As of May 2023, the property now has a completed Record of Site Condition in place (supported by a previously completed Risk Assessment and Certificate of Property Use), further details of which are available upon signature of Non-Disclosure Agreement.

777

WALKERS LINE

BURLINGTON, ON

This property offers users and developers a rare opportunity to acquire a building/site of this size in a prime central Burlington location

PROPERTY DETAILS

BUILDING SIZE 152,679 sq. ft.

OFFICE 40,195 sq. ft.

LAND 10.7 Acres

CLEAR HEIGHT 13'8" - 25'7"

SHIPPING 4 - Truck Level
2 - Drive In

ZONING GE-1

CRANES 1 x 10 ton

Excellent
Highway
Access



Access via both
Walkers Line &
Harvester Rd



GE-1 allows
for a wide range of
employment uses,
including outside
storage

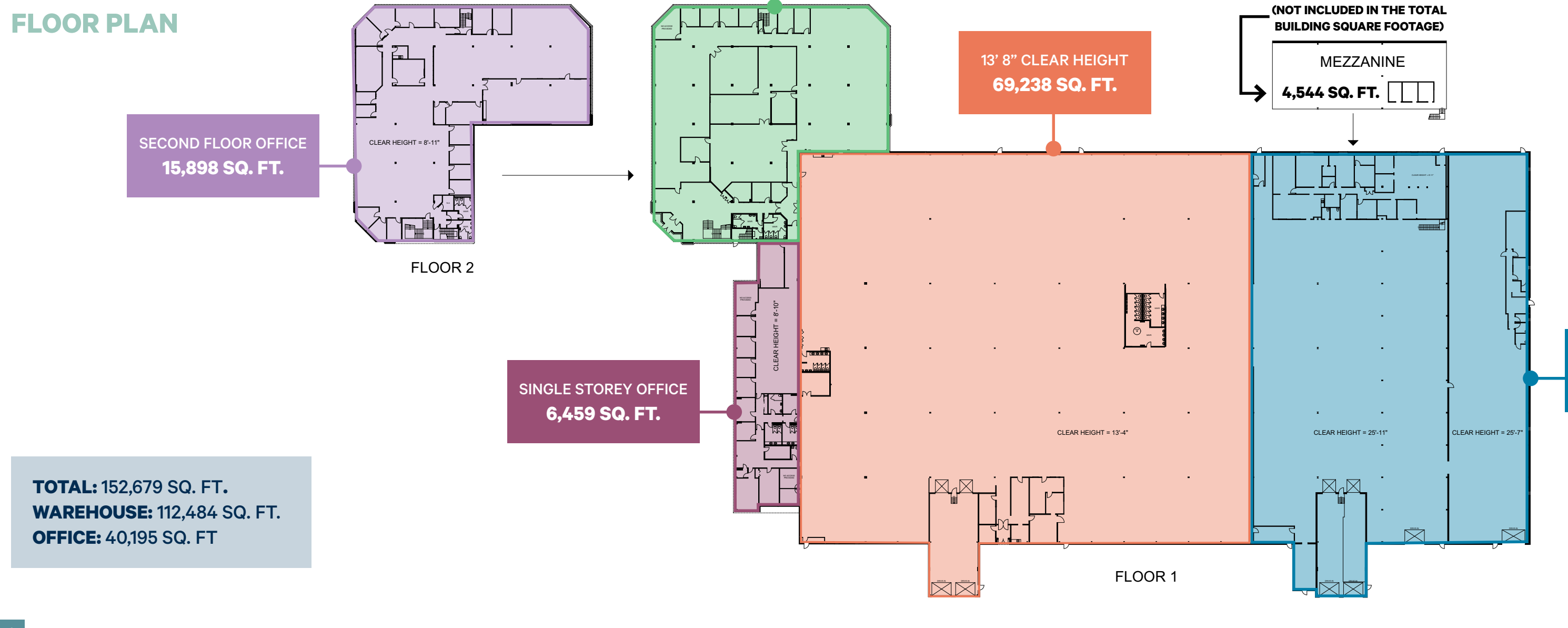


**OVERSIZED YARD - ZONING
ALLOWS OUTSIDE STORAGE**

FOR SALE

777 WALKERS LINE | BURLINGTON, ON

FLOOR PLAN



TOTAL: 152,679 SQ. FT.
WAREHOUSE: 112,484 SQ. FT.
OFFICE: 40,195 SQ. FT.

PHOTOS

LOOKING NORTH



LOOKING WEST



LOOKING EAST



ZONING

PERMITTED USES

INDUSTRIAL

- » Transportation, Communication, and Utilities
- » Transportation Equipment Industries
- » Non-Metallic Mineral Production Industries
- » Food Processing and Manufacturing
- » Metal Rolling, Casting, and Extruding
- » Petro Chemical Laboratories
- » Bulk Propane Storage Depot
- » Solid Fuel Supply Yard
- » Oil Depot
- » Waste Transfer Station
- » Recycling Facility
- » Truck Depot
- » Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- » Wholesale Trade
- » Private Propane Facility
- » Construction and Trade Contractors
- » Wholesale Building and Construction Materials
- » Machinery and Equipment
- » Public Transportation
- » Cannabis Production Facility
- » Leather and Textile Industries
- » Furniture and Fixture Industries

- » Clothing Industries
- » Electrical Products Industries
- » Warehouse and Logistics
- » Storage Locker Facility
- » Training Centre
- » Research and Development
- » Information and Data Processing
- » Knowledge-Based & High Technology
- » Pharmaceuticals & Medicines
- » Veterinary Service
- » Accessory Dwelling Unit (for security or maintenance)
- » Crematory
- » Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility

OFFICE

- » All Office Uses

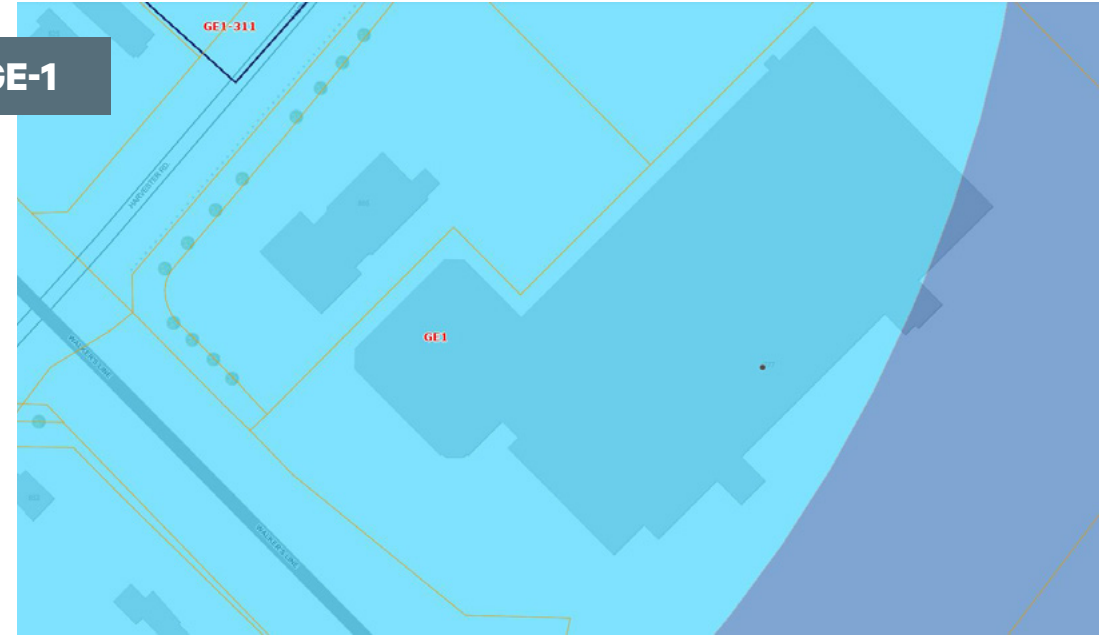
HOSPITALITY

- » Convention/Conference Centre
- » Banquet Centre
- » Caterer

AUTOMOTIVE

- » Car Wash
- » Motor Vehicle Sales, Leasing, Rental, and Service

GE-1



- » Motor Vehicle Service Station
- » Motor Vehicle Repair Garage

RETAIL

- » Convenience Store
- » Nursery or Garden Centre
- » Machinery & Equipment
- » Computer Hardware & Software
- » Office Furniture & Equipment

SERVICE COMMERCIAL

- » Standard Restaurant
- » Standard Restaurant with Dance Floor
- » Fast Food Restaurant
- » Convenience Restaurant

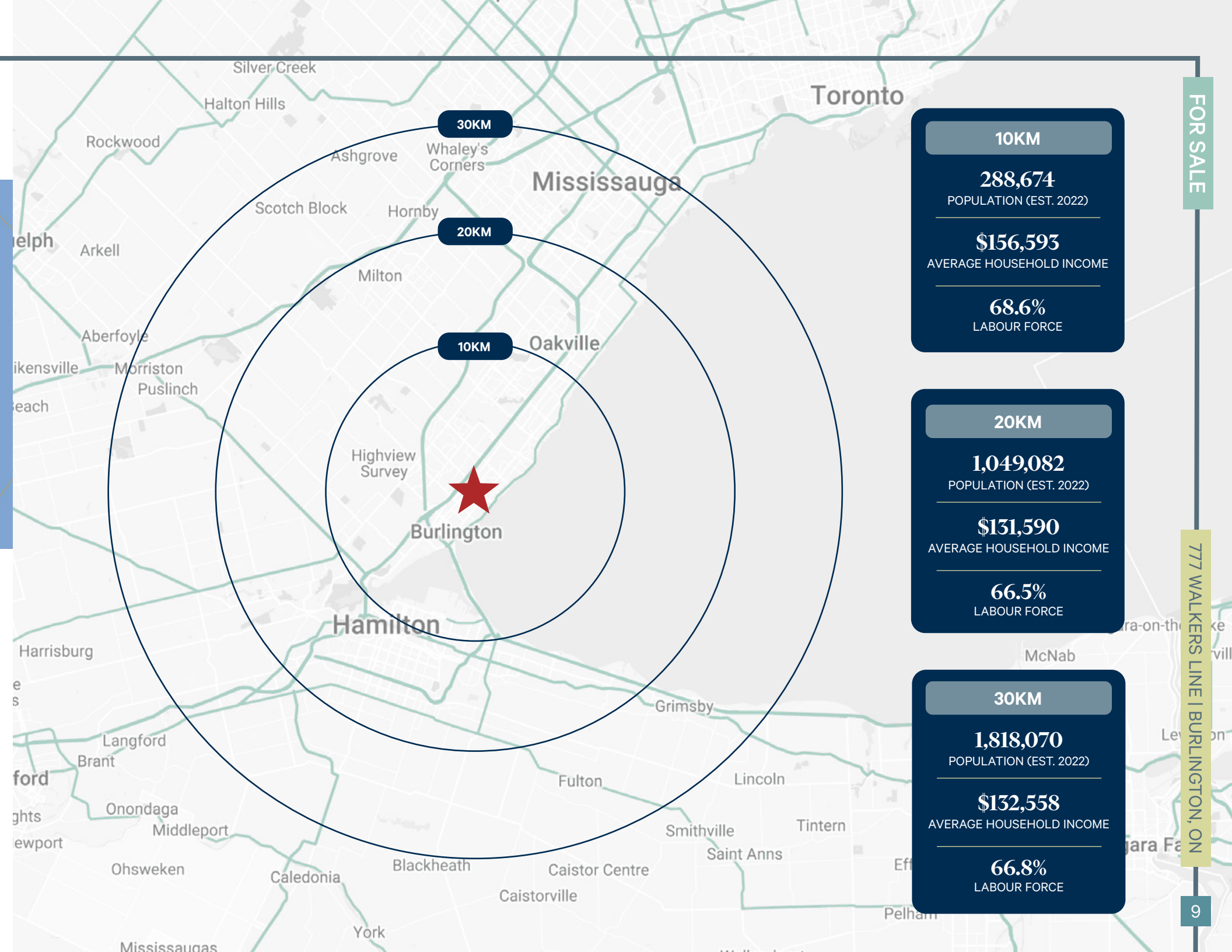
- » Night Club
- » Banks, Trust Companies, Credit Unions
- » Retail Brewery
- » Other Service Commercial Uses

RECREATION

- » Recreational Establishment

OTHER

- » Body-Rub Parlour



10KM

288,674
 POPULATION (EST. 2022)

\$156,593
 AVERAGE HOUSEHOLD INCOME

68.6%
 LABOUR FORCE

20KM

1,049,082
 POPULATION (EST. 2022)

\$131,590
 AVERAGE HOUSEHOLD INCOME

66.5%
 LABOUR FORCE

30KM

1,818,070
 POPULATION (EST. 2022)

\$132,558
 AVERAGE HOUSEHOLD INCOME

66.8%
 LABOUR FORCE

FOR SALE

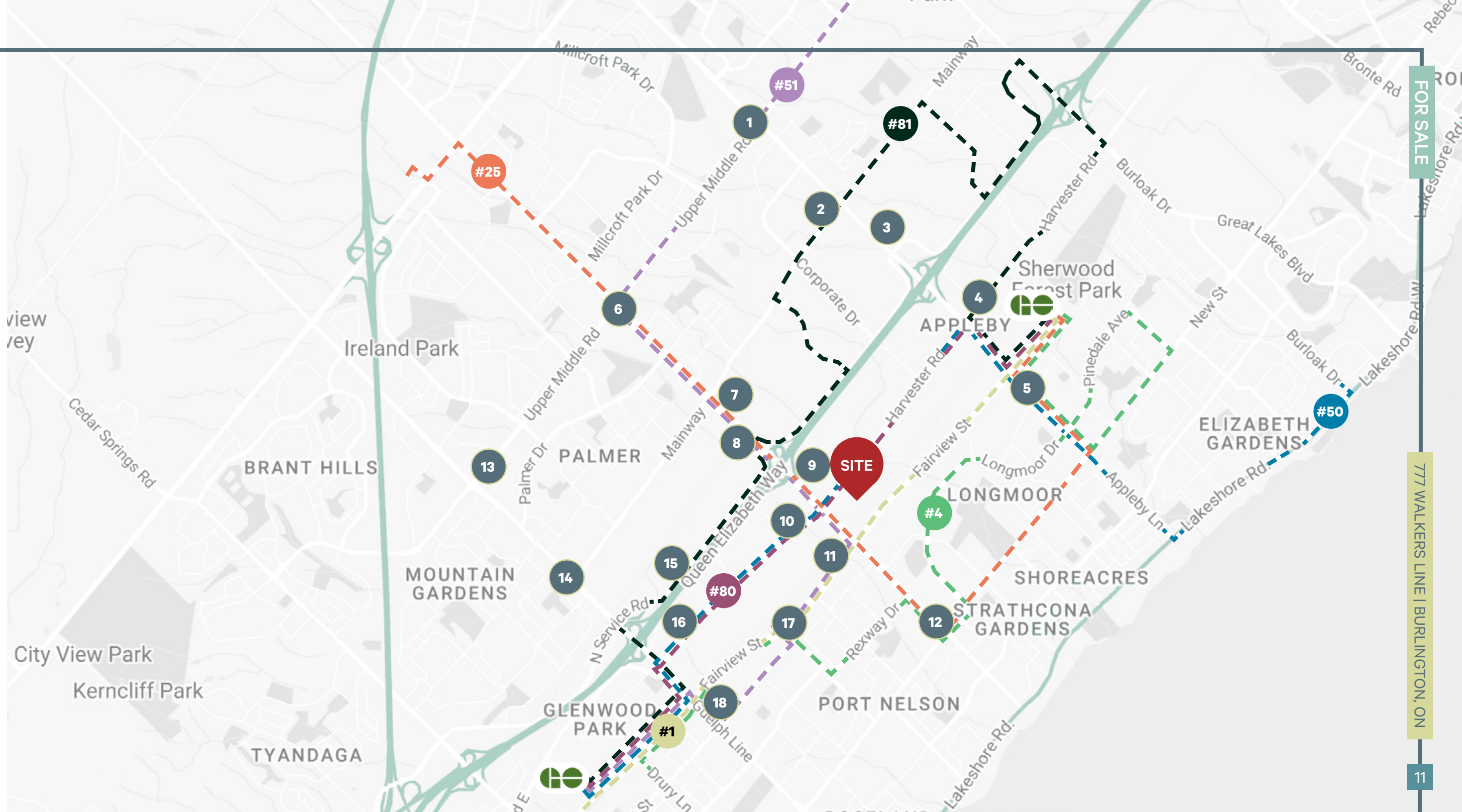
777 WALKERS LINE | BURLINGTON, ON

AMENITIES & TRANSIT MAP

1	Canadian Tire, Mark's, Metro, LCBO, East Side Mario's, TD Bank, McDonald's, Shoppers Drug Mart, Tim Hortons, Swiss Chalet, Harvey's	10	Tim Hortons
2	Tim Hortons	11	Starbucks
3	A&W	12	Tim Hortons, Subway, RBC Bank, Scotiabank
4	Tim Hortons, Wendy's	13	Fortinos, Giant Tiger, LCBO, The Beer Store, Dollarama, Subway, TD Bank, Pizza Hut, McDonald's, Food Basics
5	Starbucks, Dairy Queen, McDonald's, Subway	14	RBC Bank, Home Depot, Montana's, Planet Fitness, Tim Hortons
6	TD Bank, BMO Bank, A&W, Subway, Shoppers Drug Mart, Scotiabank, Tim Hortons, Pizza Pizza	15	Leons
7	Tim Hortons	16	The Keg Steakhouse, Jack Astor's
8	Subway	17	Food Basics, Burger King, Sleep Country Canada, Pet Valu, Canadian Tire, Baskin Robbins
9	The Brick	18	Hudson's Bay, PetSmart, Indigo, Kelsey's, Sport Chek, East Side Mario's, Starbucks, A&W, KFC, Tim Hortons, Dollarama, BMO Bank

TRANSIT BUS ROUTES

	1 - Plains-Fairview		51 - Burlington Northeast
	25 - Walkers		80 - Harvester
	4 - Central		81 - North Service
	50 - Burlington South		



CONTENTS

This Information Package (“OM”) is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. The OM provides selective information relating to certain of the physical, locational and financial characteristics of the Property. The information on which this OM is based has been obtained from various sources considered reliable. Neither the Vendors nor the Advisor make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise (including the contents of the dataroom noted below) and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendors and the Advisor expressly disclaim any and all liability for any errors or omissions in the OM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary. The OM shall not be copied, reproduced or distributed, in whole or in part, to other parties at any time without the prior written consent of the Vendors and the Advisor. It is made available to prospective purchasers for information purposes only and upon the express understanding that such prospective purchasers will use it only for the purposes set forth herein and upon and subject to the terms of the Non-Disclosure Agreement. In furnishing the OM, the Vendors and the Advisor undertake no obligation to provide the recipient with access to additional information.

DATA ROOM

Upon execution of a NDA and approval by the Vendors, prospective purchasers may be granted access to a dataroom with further information regarding the Property. Upon signature of said NDA they will agree to hold and treat the contents of said dataroom in the strictest confidence. Prospective purchasers will not, except as permitted under the NDA, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate any of the dataroom contents, or any part thereof, to any person, firm or entity without the prior written consent of the Vendors and the Advisor. Prospective purchasers will not use or permit the contents of the dataroom to be used for any other purpose than a proposed purchase of the Property. All sizes, dimensions or acreages that are reflected in the data room and/or in the enclosed OM are to be validated by the Purchaser.

[CLICK HERE](#)
to review the Non-Disclosure Agreement (NDA”).

Please review, sign, scan and return to
Jonathan Leary at jonathan.leary@cbre.com
Or Max Lewis at max.lewis@cbre.com

SALES CONDITION

The Property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, square footages, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser. Any information related to the Property which has been or will be obtained from the Vendors or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendors and purchaser.

ADVISORY

The Advisor is acting solely as agent for the Vendors and not as agent for the purchaser. All inquiries regarding the Property or any information contained in this OM should be directed to CBRE Limited, Brokerage, as Advisor for the Vendors (the “Advisor”). It is understood that CBRE Limited (“CBRE”), act as agents for the Vendors, owe to the Vendors a fiduciary duty, and will be compensated by the Vendors. It is understood that CBRE may also directly introduce a purchaser to the Vendors and or before in such event, unless noted otherwise, the purchaser shall receive customer service; that is, while CBRE acts as agent for the Vendors only, they shall act in a fair, ethical and professional manner in providing customer service to a prospective purchaser.

JONATHAN LEARY*

Executive Vice President

905 315 3695

Jonathan.Leary@cbre.com

DAVID MERKER*

Associate Vice President

905 315 3676

David.Merker@cbre.com

1235 North Service Road W
Suite 101, Oakville, ON
L6M 2W2

CBRE Limited, Brokerage

*Sales Representative



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CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON, L4V 1W5

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