



Reduced Asking Rate!
\$6,500 (gross) per month

FOR LEASE/SALE

173 ADVANCE BLVD #36

Brampton, ON

3,500 SF AVAILABLE



CONTACT:

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CUSHMAN & WAKEFIELD ULC.

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Mississauga, ON

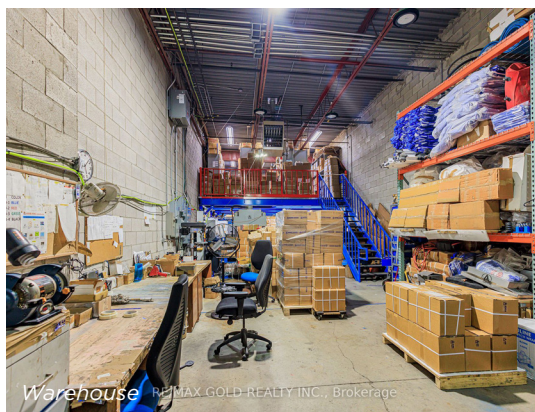
cushmanwakefield.com



PROPERTY HIGHLIGHTS

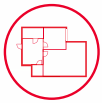
PROPERTY SPECIFICATIONS:

Total area:	3,500 sf
Office area:	20%
Clear height:	16'
Shipping:	1 TL
Power:	200 amps @ 600 volts
Possession:	Immediate
Lease rate:	\$7,000 \$6,500 (gross)
Sale price:	\$2,100,000
Taxes (2025):	\$7,392
Condo Fee:	\$525 (monthly)
Zoning:	M1



PE MAX GOLD REALTY INC., Brokerage

PROPERTY HIGHLIGHTS



Functional layout with office areas on both first and second floors, including an upgraded 800 sf structural mezzanine



Enhanced security features including a new keyless access control system and CCTV



Located with quick access to Hwy 407



Flexible M1 zoning allows for a variety of uses



LOCATION MAP



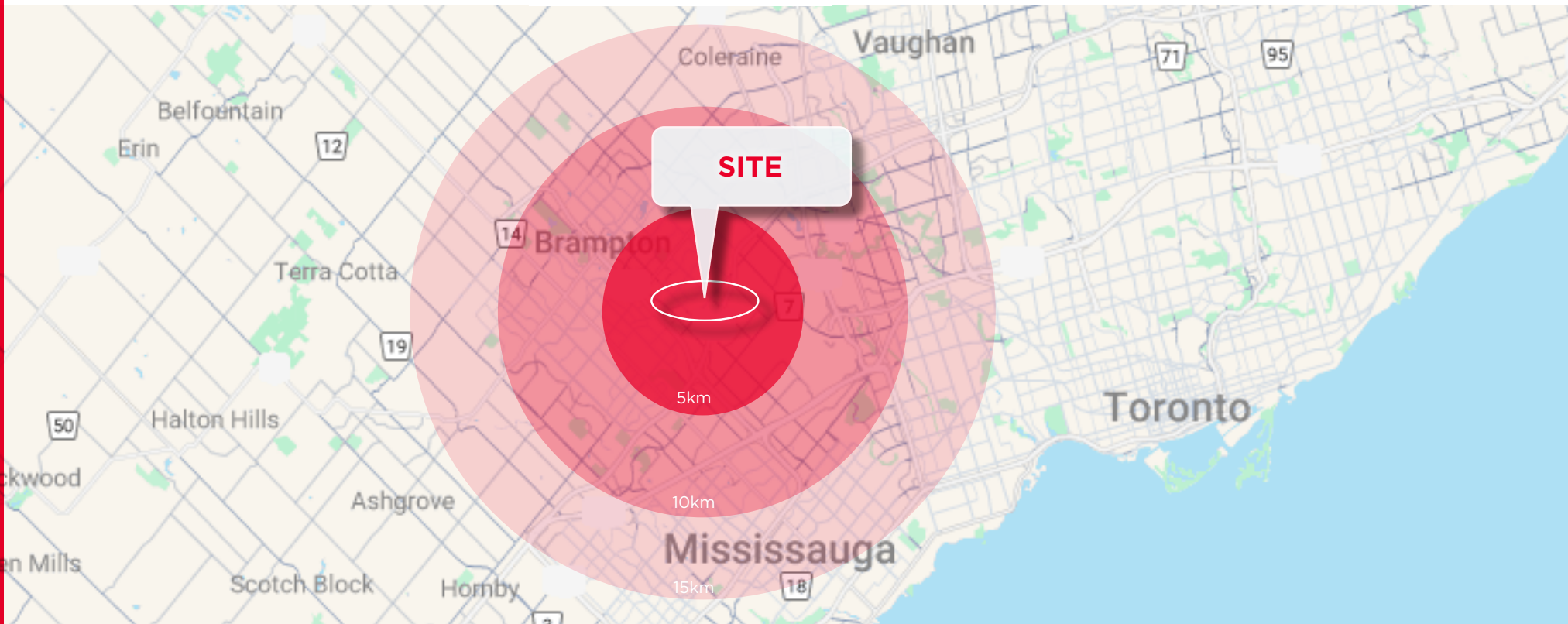
● Amenities

● Corporate Tenants

● Subject Property

  GO Transit

DEMOGRAPHICS



DEMOGRAPHICS

	Year	5 km	10 km	15 km
	Population:	108,767	634,059	1,530,677
	Average Household Income:	\$198,261	\$117,510	\$119,649
	Employment Rate:	55%	56%	56%
	Average Age:	40	39	40

The following are permitted uses in the **M1** variation:

Industrial

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, including a motor vehicle repair shop, but excluding a motor vehicle body shop as a principle or accessory use
- A printing establishment
- A warehouse
- A parking lot

Non-Industrial

- A radio or television broadcasting and transmission establishment
- A furniture and appliance store
- A recreational facility or structure
- A community club
- An animal hospital
- A place of worship

Accessory

- An associated educational use
- An associated office
- A retail outlet operated in connection with a particular purpose permitted by Above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- Purposes accessory to the other permitted purposes

For more information on zoning, www.brampton.ca





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