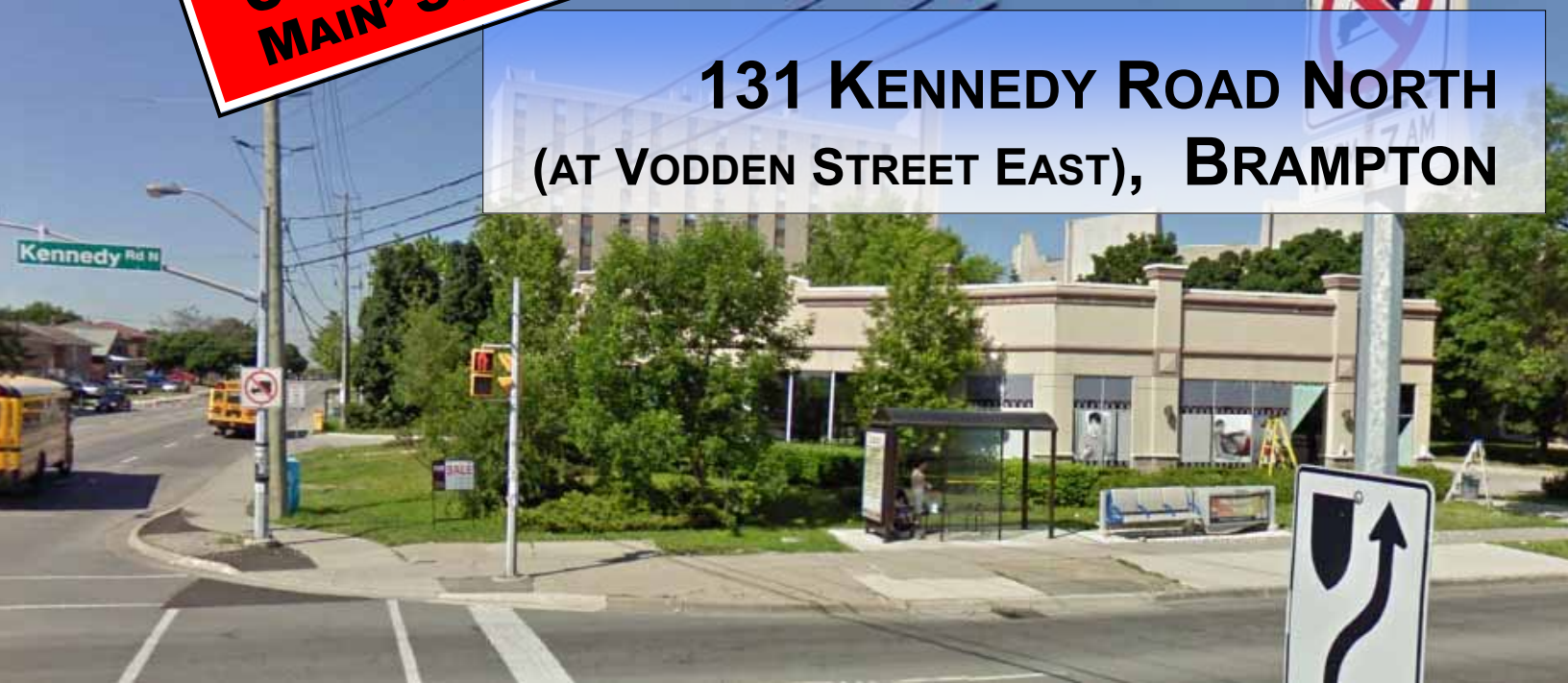


**FOR SALE OR LEASE
CORNER 'MAIN-AND-
MAIN' STAND-ALONE**

**131 KENNEDY ROAD NORTH
(AT VODDEN STREET EAST), BRAMPTON**



- **Size:**
 - Lot: 22,870 sq ft (0.5 acres more or less)
 - Building: 5,377 sq ft (more or less) gross floor area
- **Traffic count:** 32,850 (2008)
- Standalone building **Parking:** 26 Spaces
- Main street location (northwest corner Kennedy & Vodden)
- Transit bus stop in front **Built:** Year 2000
- **Available:** Immediate
- **Shadow Anchors:** *Food Basics, Tim Hortons, BMO, and Rexall*
- **Lease rate:** \$30.00 net **TMI:** \$6.50 (estimate)
- **Purchase Price:** \$2,500,000

Please contact:

CHRISTOPHER SEEPE
Sales Representative
Director of R&D
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The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com



- **Main street location** (northwest corner of Kennedy Road North & Vodden Street East, Brampton)
- **Shadow Anchors** include: *Food Basics, Tim Hortons, BMO, and Rexall*
- **Zoned:** Service Commercial (SC)

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↑ Click [here](#) to enlarge panorama of the inside of the subject property



↑ Click [here](#) to enlarge

[Google Map and
Street Views](#)



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Distance (in km) from the Subject Property to Other Retailers and Amenities

Restaurants

Tim Hortons	0.2
Frank's Hamburger	0.2
Grabb-A-Pizza	0.2
Pho Peter Restaurant	0.9
Asian Garden Restaurant	1.1
Brampton Tandoori	1.1
Giggling Tomatoes Restaurant	1.2

Coffee

Tim Hortons	0.2
Coffee Time Donuts	1.0
Uptown Cafe	1.5

Groceries

Food Basics	0.2
New Asia Food Centre	1.1
Kabul Farm Supermarket	1.4
Giant Tiger #151	1.4
Foodland	1.5

Shopping

Norma's Clothing	0.4
American Eagle Outfitters	1.2
Blinds To Go	1.2
Canadian Tire	1.2
The Style Concept	1.2
Home Hardware	1.4

Pubs

Tracks Brewpub	1.7
Hunny's bar	1.9
Jack Astor's Bar & Grill	2.1

Drug

Rexall Pharma Plus	0.2
Zellers Pharmacy	0.2
Shoppers Drug Mart	1.2

Doctor

Astra Fertility Clinic	1.2
Peel Laser & Vein Vascular	1.2
Molnar G Dr	1.3
Newlife Fertility Centre	1.4
Shorey Dr	1.4
Queen Square 1 Doctors	1.4
McCallion A Dr	1.4

Dentist

Dan Peter Dr	0.2
Pak Young Dr	1.2
Dr. Joanne E. Collins	1.2
Brampton Dental Care	1.4
Sarhan Omar Dr	1.4
Main Street Dental Office	1.5

Child Care

Montessori School & Daycare	1.6
YMCA - Mississauga	1.8
Oxford Learning	1.9

Hospitals

Brampton Civic Hospital	4.8
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Post Offices

Centennial Post Office	0.2
Oceania Gift Postal Service	0.2
Brampton Post Office	1.8

Schools

Gordon Graydon Sr Public	0.5
Kingswood Dr Public School	0.6
Dufferin-Peel Catholic School	0.6
St. Anne Separate School	0.6
Agnes Taylor Public School	0.7
Sir John a MacDonald Middle	0.7
Madoc Dr Public School	0.8
Central Peel Secondary	0.9
Carrefour des Jeunes	1.0

Parks

Rosalea Park	1.6
McLoughlin Park	1.7
English Street Park	1.7

Books

Brampton Library	1.9
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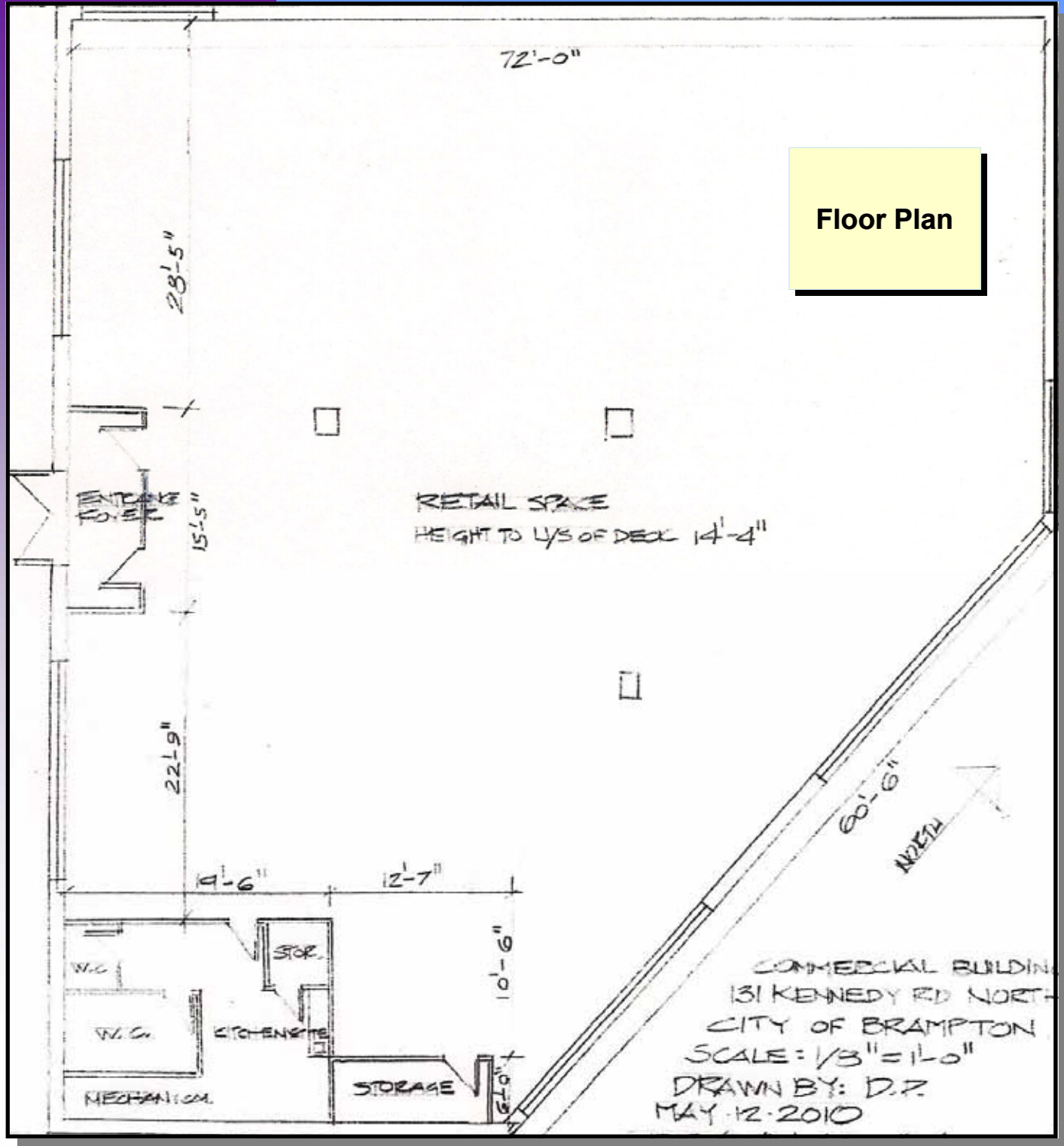
Entertainment

SilverCity Brampton Cinemas	3.1
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Banking

BMO Bank of Montreal	0.2
State Bank Of India	1.2
RBC	1.2
Bank of Nova Scotia	1.2
Scotiabank	1.2
TD Bank Financial Group	1.7
HSBC Bank Canada	1.8
CIBC	1.9





Floor Plan

