

FOR SALE
OR LEASE



Summary:

Rare QEW exposure, high quality precast commercial condominium for office, light industrial, retail, wholesale and commercial uses

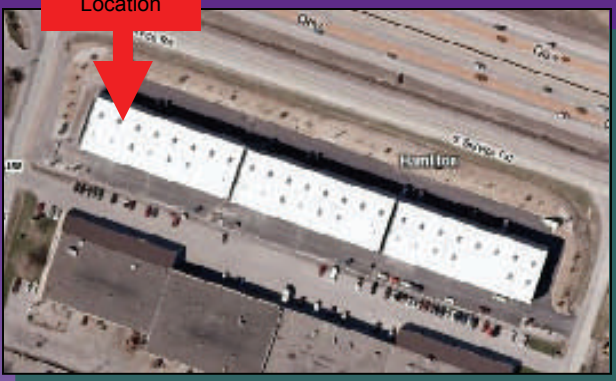
Please contact:

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Southshore Business Park Commercial Condominium Unit #116, 442 Millen Road & South Service Road in Stony Creek

- Asking \$375,000
- 4,600 square feet, two storey (2,300 sq ft per floor, 6' wide front staircase, 4' wide back staircase)
- 29' frontage on the QEW (near Fruitland exit)
- 5 parking stalls included
- High quality precast construction with ample light
- Modern architecture and professional landscaping
- Situated in one of Stony Creek's newest business locations
- Multiple units can be combined (while units are available)
- ... more details on page 3

Approximate
Location



- Full second floor
- 6' wide front staircase
- 4' wide back staircase



Zoned MP-7 (Preferred Industrial)

Permitted Uses

Accessed from Fruitland Road exit off QEW



Second floor view of QEW

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- Any assembling, manufacturing or processing use which is not obnoxious as defined by this By-law
- Animal Hospitals or Shelters
- Business & Professional Offices
- Business & Commercial Trade
- Commercial Recreational Uses
- Equipment Rental and Servicing
- Industrial Garages
- Machine Shops
- Motor Vehicle Parts & Accessories
- Retail Stores
- Motor Vehicle Repair Garages
- Parking Lots (By-law 4334-96)
- Printing Establishments
- Research Centres
- Sample Showrooms
- Service and Repair Shops
- Warehouses
- Wholesale Uses
- Trade and Convention Centres (excluding flea markets)
- Video, Film or Radio Sound Production Studios
- Uses, buildings or structures accessory thereto except residential uses

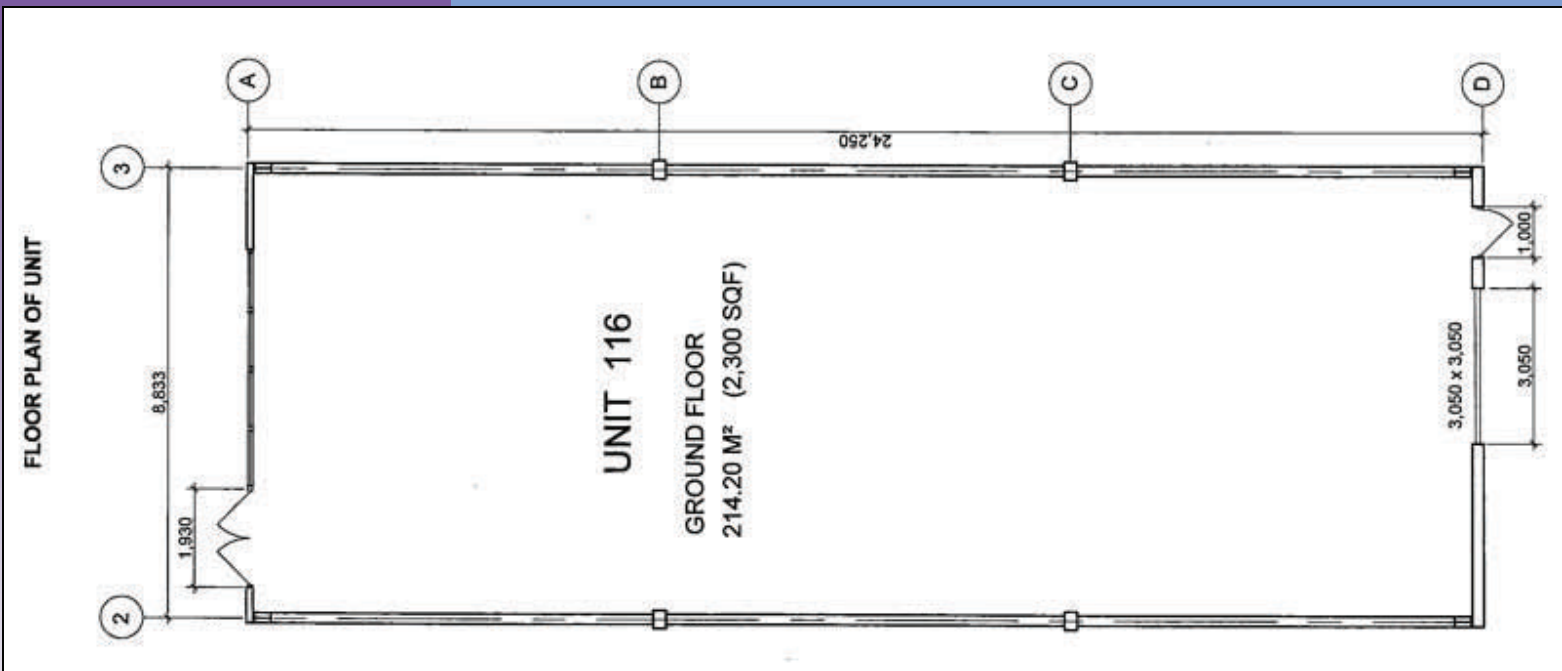


Existing Unit Owners



[CLICK HERE TO ENLARGE PANORAMA](#)

Note: ability to view and scroll image is dependent on your image viewing application



- **Taxes:** about \$14,814
- **Condo fees:** about \$317/month + \$25.00 parking space (\$5.00/space/month)
- **Clear height:** 19' minimum, rising to front
- **Power:** 600 volts, 60 amps
- **HVAC:** 3-ton & radiant
- **Upgrades available:**
 - HVAC from 3-ton to 6-ton
 - insulated duct drop
 - Economizer
 - Additional parking spots

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