

**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 #16, 442 Millen Road & South Service Road in Stony Creek

- Asking \$349,000
- 3,450 square feet, two storey (2,300 sq ft ground floor +1,150 sq ft mezzanine, 6' wide front staircase, 4' wide back staircase)
- 29' frontage on the QEW (near Fruitland exit)
- 3 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)



- Half 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

- 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

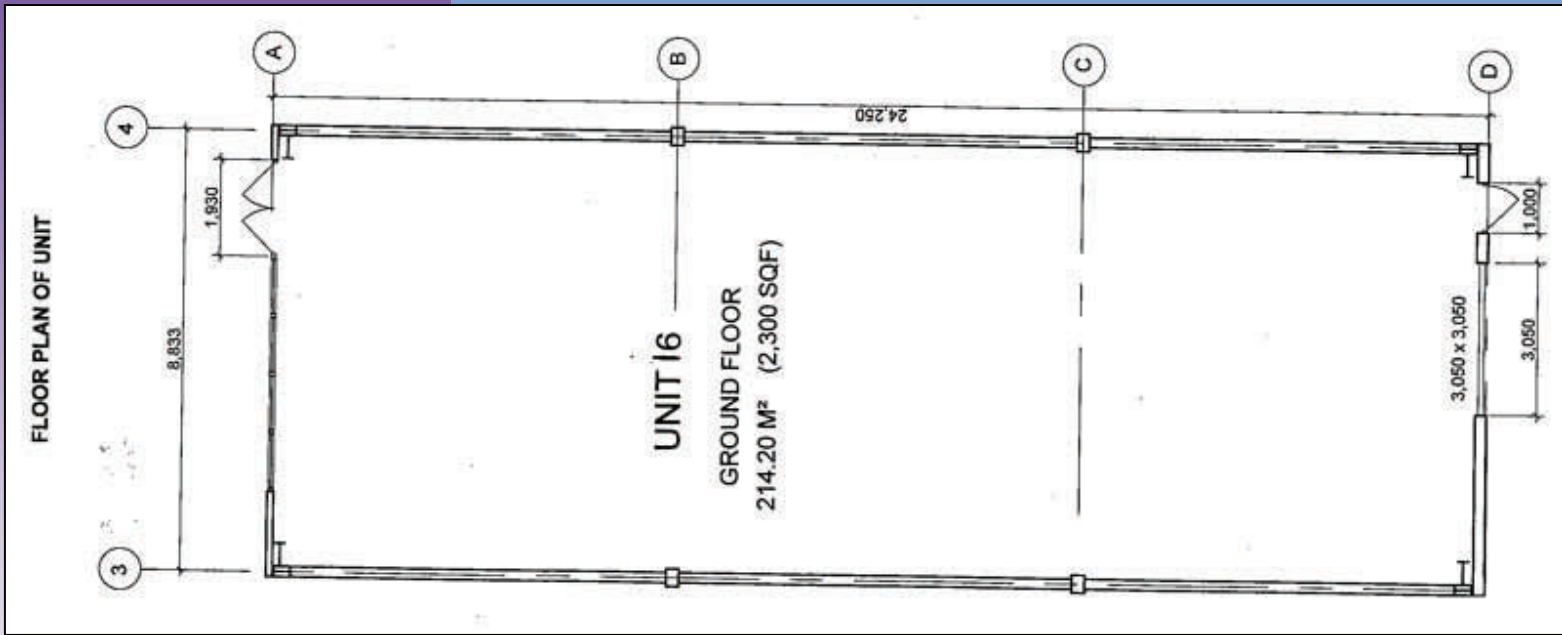


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[CLICK HERE TO ENLARGE PANORAMA](#)

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



- **Taxes:** about \$13,790
- **Condo fees:** about \$317/month + \$15.00 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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