

**FOR SALE
OR LEASE**



Summary:

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

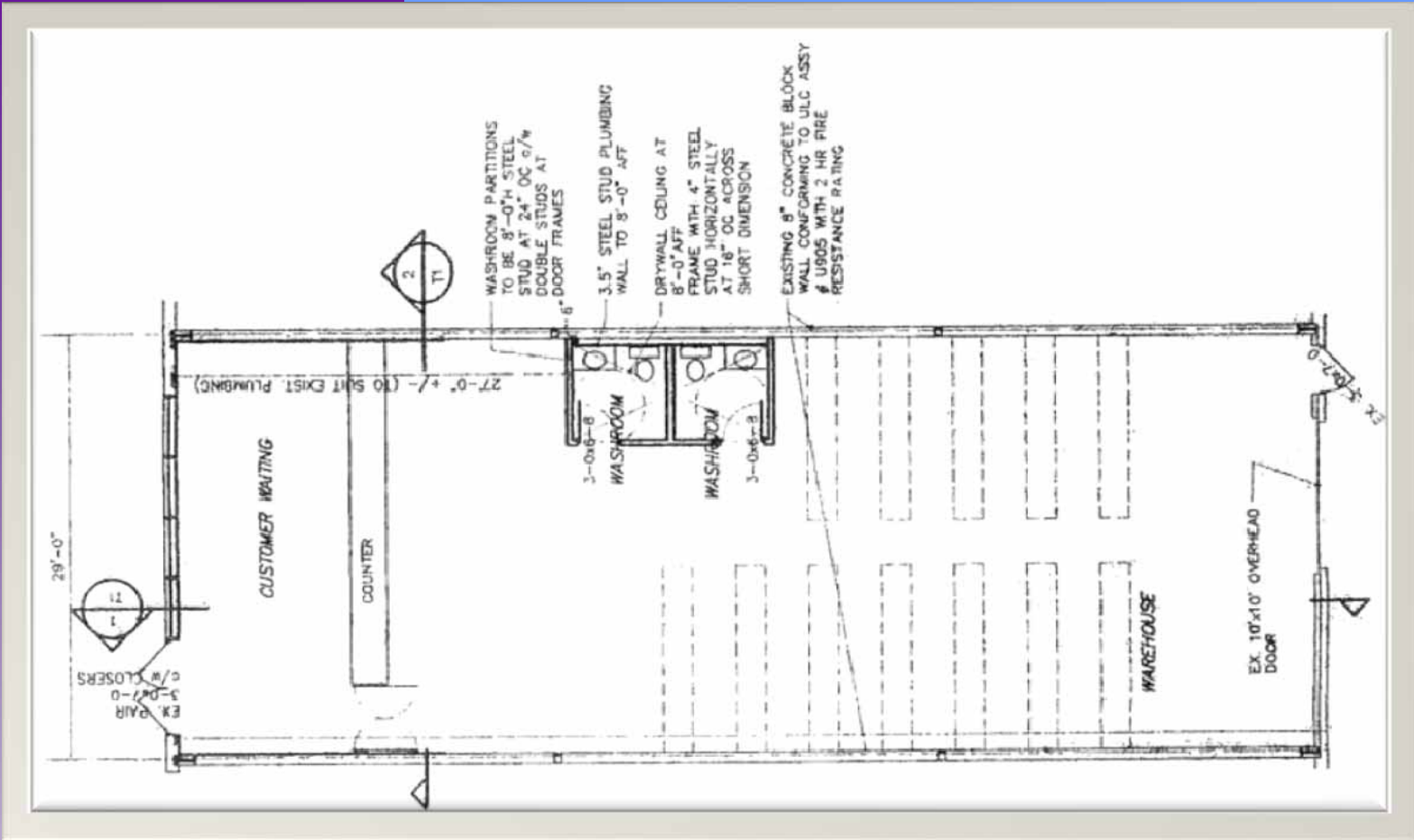
Please contact:

CHRISTOPHER SEEPE
Sales Representative
Director of R&D
M: (416) 525-1558
O: (416) 636-8898 ext. 224
cseepe@thebehargroup.com

Southshore Business Park Commercial Condominium Unit #3, 442 Millen Road & South Service Road in Stony Creek

- Asking \$344,900
- 2,300 square feet, approx. 19' clear height (ideal for high wall racking, large item light manufacturing)
- 29' frontage on the QEW (near Fruitland exit)
- 5 parking stalls included
- Over \$70,000 in leasehold improvements
- 2 finished washrooms
- Modern architecture and professional landscaping
- ... more details on page 2





- **Construction:** high quality pre-cast with ample natural light
- **Taxes:** about \$14,025
- **Condo fees:** about \$317/month + \$25.00 parking
- **Clear height:** 19' minimum,
- **Washrooms:** 2 x two-piece



View from the back looking forward



Accessed from Fruitland Road exit off QEW



*Situated in one of
Stoney Creek's
newest business
locations*

Zoned MP-7 (Preferred Industrial) Permitted Uses

- 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 Schools
- 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



Unit #3

- 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



Approximate
Location

Please contact:

CHRISTOPHER SEEPE
Sales Representative
Director of R&D
M: (416) 525-1558
cseepe@thebehargroup.com



[CLICK HERE TO ENLARGE PANORAMA](#)



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



Panorama of inside the unit

Distance to Some Amenities & Retail

Grocery Stores	
Eat Italian Glute	0.01
Rockton Berry Farm	0.81
Arvin at Fruitland	1.08
Fruitland Po	1.09
Hy & Zel's	1.49
Bosnian Specialties	2.75
Stoney Creek Groc.	3.33
Farm Fresh Country	3.33
Restaurants	
Domino's Pizza	0.74
Tim Hortons	0.78
Mustang's Big Ol'	0.82
Tim Hortons	0.85
Nella Cutlery Ltd	1.32
Gold City Chinese	1.51
Edgewater Manor	2.07
Coffee Shops	
Tim Hortons	0.78
Tim Hortons	3.10
B & H Cafe Restau	3.33
Crown Cafe	3.35
Hardware Stores	
The Home Depot	4.51
Lowe's Home Impro	6.10

Bars	
Rock Bar Construc	1.64
Spuntino Fine Foo	3.33
Lotos Bar And Grill	3.33
Panorama Sports Bar	3.33
DCAFF	4.47
Jack Astor's Bar	4.54
Bookstores	
Harvestime Christ	4.47
Barones Books	7.85
Fitness	
Aftershok Core	2.17
Lean Bodies	2.74
Fiesta Sun Tanning	2.74
Lee Sukhi Taekwondo	3.33
Active Body Clinic	4.34
Drug Stores	
Shoppers Drug Mar	1.22
Hy & Zel's The Su	1.49
Kingmount Pharmac	3.77
Queen Lake Pharma	3.86
Shoppers Drug Mar	4.45

