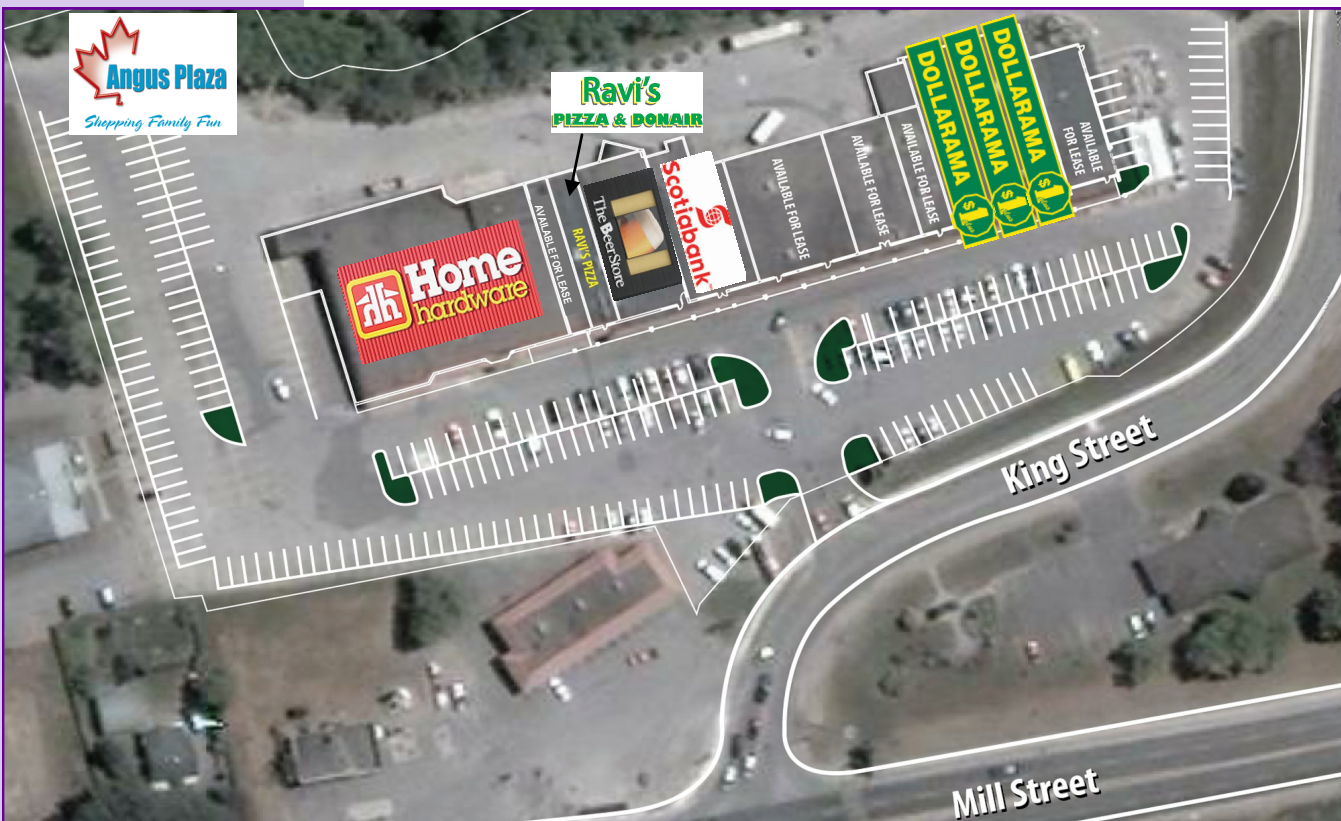


17 KING STREET ANGUS

Prime Commercial Space

FOR LEASE



For more information, please contact:

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Simon B. Wolle, B.A., LL.B.

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- Come join the success at Angus Plaza, in the heart of Angus, located at 17 King Street. Take advantage of the timing to be part of the AAA team, including Home Hardware, The Beer Store and Scotia Bank.
- The largest and the most well-established plaza in Angus offers new tenants a fresh and modern new look, exposure to high traffic flow, great tenant mix, ample parking, and fantastic community positioning.
- Extensive redevelopment and renovations to the plaza are now complete. These changes will continue to position Angus Plaza, with approximately 50,000 square feet of retail space, as the marketplace leader servicing approximately 18,000 people within 10 kilometres, averaging 32 years old, with families earning over \$65,000 annually.
- Units available from \$14.50 per square foot Net;
- TMI estimated at \$5.05 per square foot;
- Possession: Immediate.

For more information visit: www.angusplaza.ca



The Behar Group Realty Inc., Brokerage

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PROUD TO BE A...



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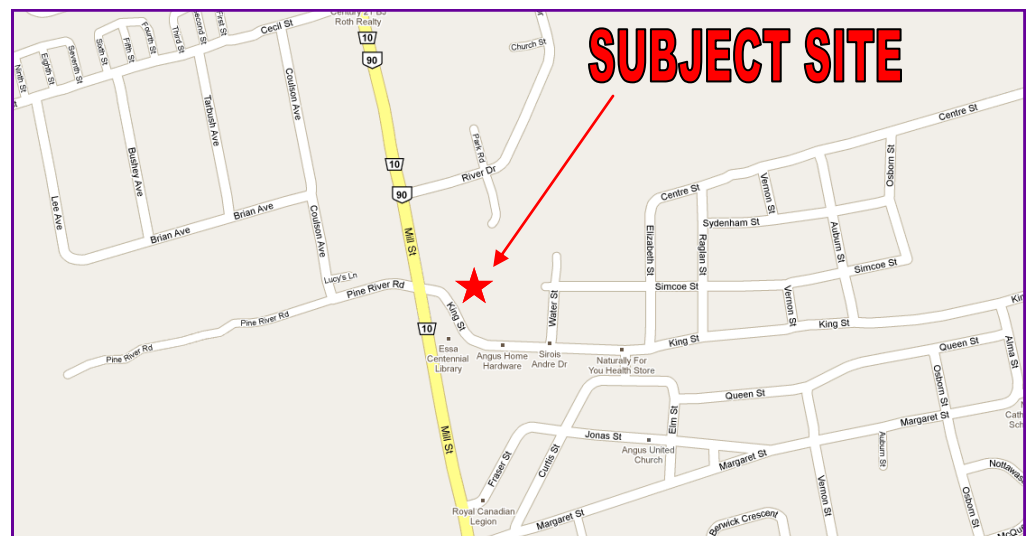
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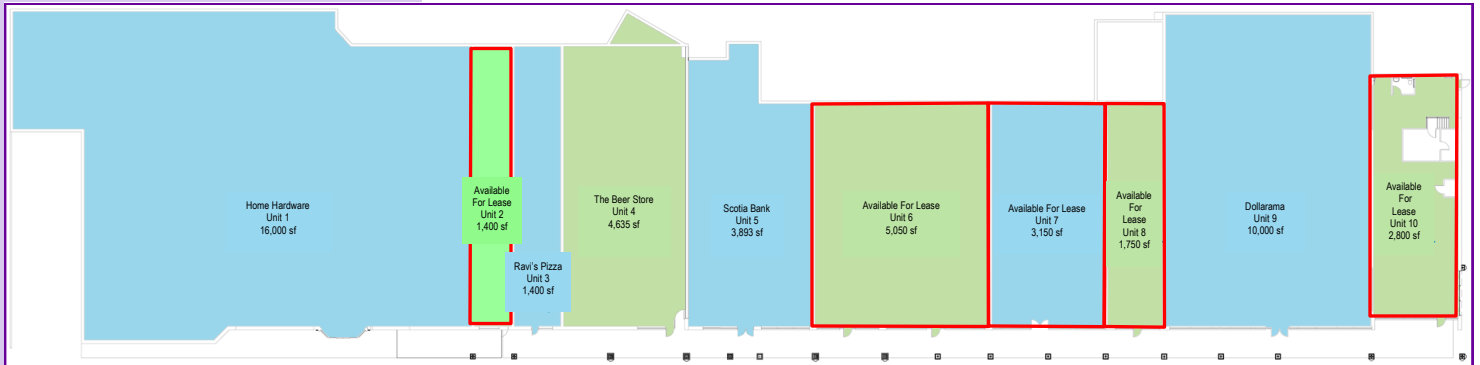
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17 KING STREET ANGUS

Prime Commercial Space

FOR LEASE



Angus Plaza

Unit 1 - Home Hardware

Unit 2 - VACANT - 1,400 sf

Unit 3 - Ravi's Pizza & Donair

Unit 4 - The Beer Store

Unit 5 - Scotia Bank

Unit 6 - VACANT - 5,050 sf

Unit 7 - VACANT - 3,150 sf

Unit 8 - VACANT - 1,750 sf

Unit 9 - Dollarama

Unit 10 - VACANT - 2,800 sf

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- Ample parking and easy access to Highway 90 and River Drive.
- CFB Borden, the Town of Angus, and Essa Township have a trading area encompassing 25,000 people, with anticipated growth of 275,000 people over the next twenty years.

For more information visit: www.angusplaza.ca