

10 COTTRELLE BLVD., BRAMPTON COTTRELLE BUSINESS CENTRE

Commercial/Medical/Office Space

FOR SALE



- Situated on the northeast corner of Airport Road and Cottrelle Blvd.
- New 3 storey medical/professional building
- Ideal for commercial school, business, professional and administrative office, and printing or copying establishment
- Surrounded by a fast growing residential and commercial community
- High traffic location
- Convenient access from Airport Rd. and minutes to Hwys. 407 and 410
- Close proximity to Pearson International Airport
- Units ranging in size from 774 sq. ft. to 9,126 sq. ft.
- Elevator access to upper levels and stair access
- Building has sprinkler system in place
- Second and Third floor units heated and cooled with rooftop HVAC units
- Ceiling heights 11'9" ground floor units, 9'9" second floor units, 10'2" third floor units - allow a minimum of 12" for finished ceiling height

For more information, please contact:

416.636.8898

Sari Samarah, ext. 231

Sales Representative

sari@thebehargroup.com

Igor Chouminov, ext. 226

Broker

igor@thebehargroup.com



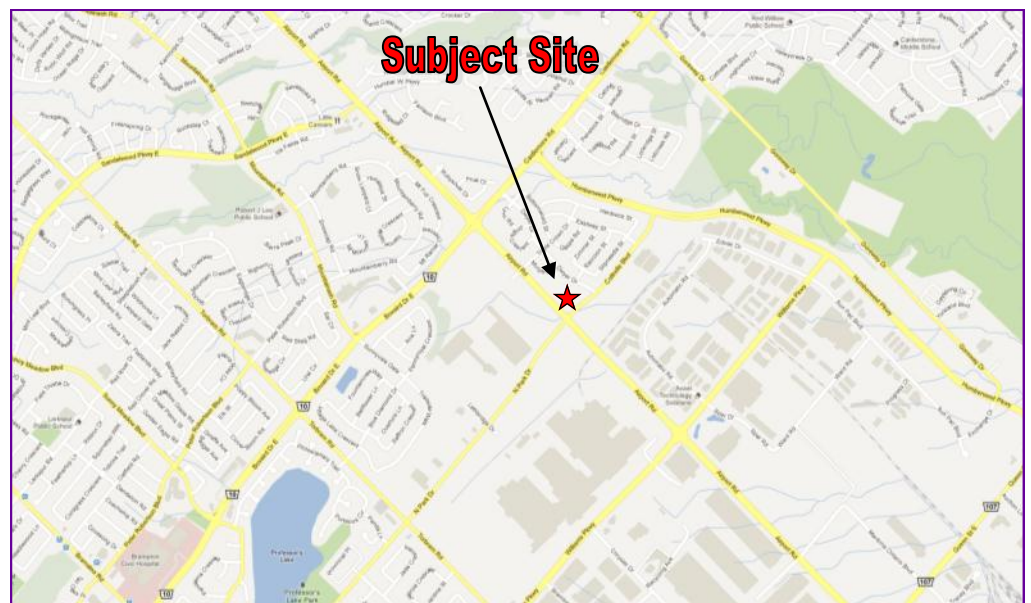
The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24, Toronto, Ontario M3K 2A3 / Tel: 416.636.8898 / Fax: 416.636.8890 / Website: www.thebehargroup.com

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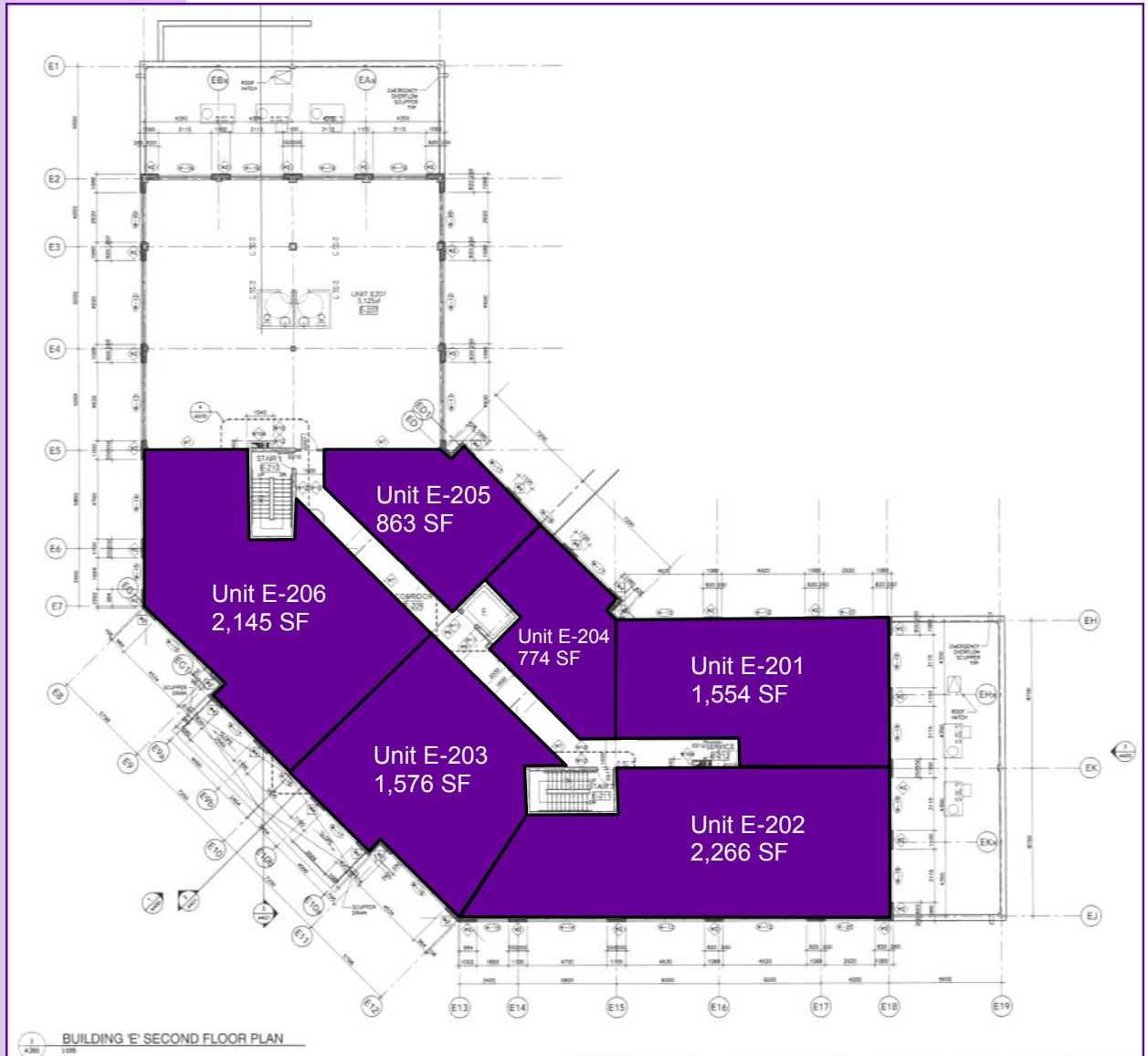
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Unit #	Size	Price/Sq. Ft.	Sale Price
E-201	1,554	\$310	\$481,740
E-202	2,266	\$310	\$702,460
E-203	1,576	\$310	\$488,560
E-204	774	\$310	\$239,940
E-205	863	\$310	\$267,530
E-206	2,145	\$310	\$664,950



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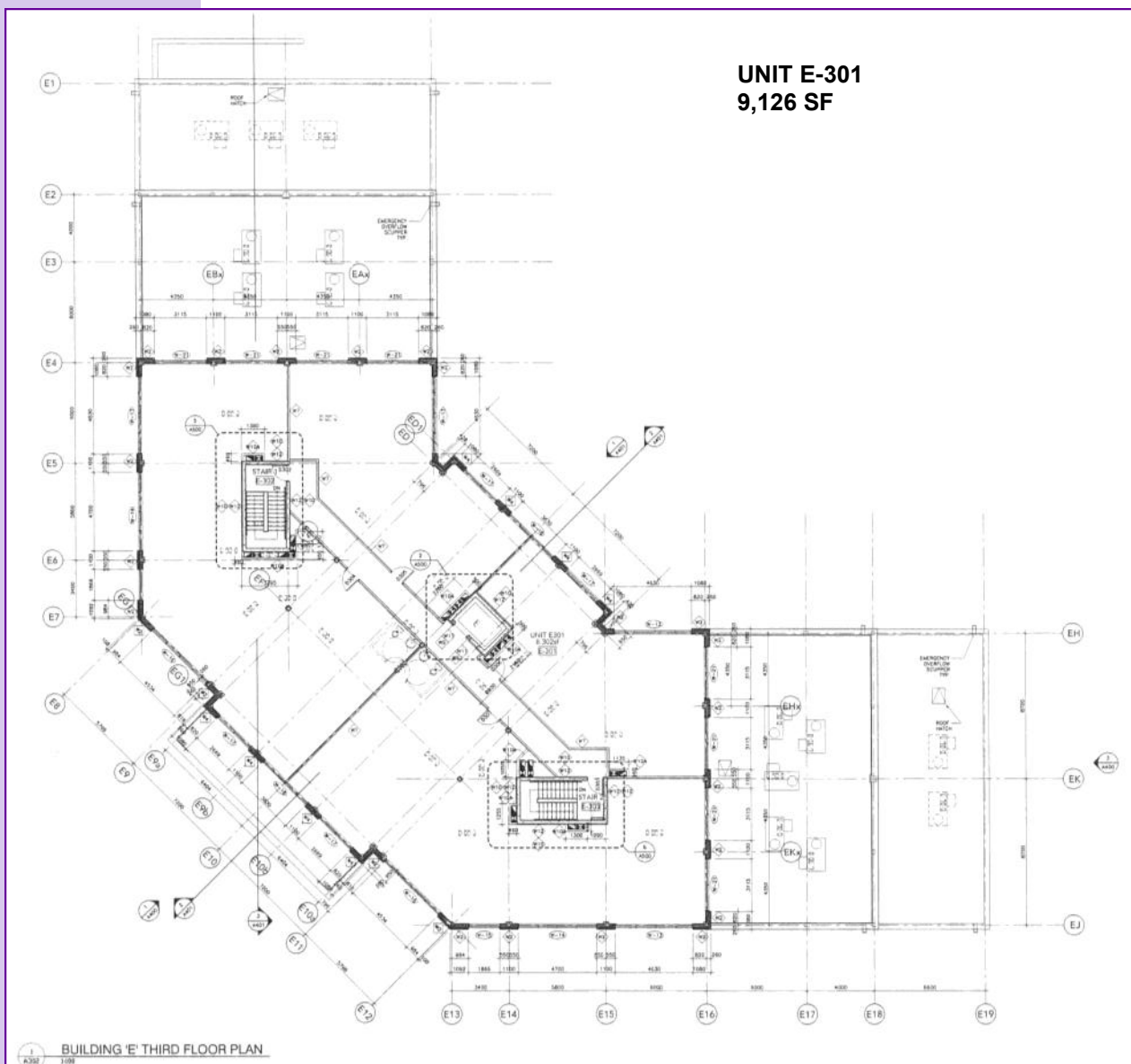
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<i>Unit #</i>	<i>Size</i>	<i>Price/Sq. Ft.</i>	<i>Sale Price</i>
E-301	9,126*	\$280	\$2,555,280

* Can be demised



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