

**RETAIL UNITS AVAILABLE**

**FOR SALE**

## 80-90 Eastern Avenue, Brampton

FOR MORE  
INFORMATION  
PLEASE CONTACT:

**ROBERT GALLAGHER**  
Sales Representative  
905-624-4456 Ext. 215  
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### HIGHLIGHTS:

**New Development - Construction Commencing Spring 2011**

**Located At Queen Street West & Kennedy Road South  
(1 block of south of Queen Street on Hansen)**

**Retail, Mixed Use, Office, Service  
(No Industrial or Automotive Permitted)**

**Zoning: SC-3474—see attached zoning information**

**Shell units include: Roof Mounted HVAC  
Rough in for plumbing and electrical  
60 amp / 600 volt disconnects  
Poured concrete slab floors**

**Unit Sizes Range from 689 sq. ft.—1,316 sq. ft.  
Multiple Configurations Available**

**Building A: Total Size - 11,522 sq. ft.  
Building B: Total Size - 21,360 sq. ft.**

**Parking: Common parking for complex 141 spaces total**



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# 80-90 Eastern Avenue, Brampton

## 80 Eastern Avenue, Units 1 - 9

<u>Unit</u>	<u>Total Area</u>	<u>Purchase Price</u>
1	+/- 1,276 sq. ft.	\$ 363,660.00
2	+/- 1,316 sq. ft.	\$ 361,900.00
3	+/- 1,316 sq. ft.	\$ 361,900.00
4	+/- 1,316 sq. ft.	\$ 361,900.00
5	+/- 1,316 sq. ft.	\$ 361,900.00
6	+/- 1,316 sq. ft.	\$ 361,900.00
7	+/- 1,316 sq. ft.	\$ 361,900.00
8	+/- 1,316 sq. ft.	\$ 361,900.00
9	+/- 1,030 sq. ft.	\$ 298,700.00

## 90 Eastern Avenue, Units 1 - 22

<u>Unit</u>	<u>Total Area</u>	<u>Purchase Price</u>
Unit 1	+/- 471 sq. ft.	\$ 136,590.00
Unit 2	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 3	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 4	+/- 885 sq. ft.	\$ 261,075.00
Unit 5	+/- 885 sq. ft.	\$ 261,075.00
Unit 6	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 7	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 8	+/- 885 sq. ft.	\$ 261,075.00
Unit 9	+/- 885 sq. ft.	\$ 261,075.00
Unit 10	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 11	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 12	+/- 885 sq. ft.	\$ 261,075.00
Unit 13	+/- 885 sq. ft.	\$ 261,075.00
Unit 14	+/- 689 sq. ft.	\$ 196,365.00
Unit 15	+/- 1,221 sq. ft.	\$ 354,090.00
Unit 16	+/- 1,221 sq. ft.	\$ 354,090.00
Unit 17	+/- 689 sq. ft.	\$ 196,365.00
Unit 18	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 19	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 20	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 21	+/- 1,069 sq. ft.	\$ 304,665.00
Unit 22	+/- 1,069 sq. ft.	\$ 304,665.00

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## Sample Configurations As Posted On MLS

### 80 Eastern Avenue

<u>UNIT</u>	<u>TOTAL AREA</u>	<u>PURCHASE PRICE</u>
1	+/- 1,276 sq. ft.	\$ 363,660.00
2	+/- 1,316 sq. ft.	\$ 361,900.00
1-2	+/- 2,692 sq. ft.	\$ 725,560.00
3	+/- 1,316 sq. ft.	\$ 361,900.00
1-2-3	+/- 3,908 sq. ft.	\$ 1,087,460.00

### 90 Eastern Avenue

<u>UNIT</u>	<u>TOTAL AREA</u>	<u>PURCHASE PRICE</u>
1	+/- 471 sq. ft.	\$ 136,590.00
2	+/- 1,069 sq. ft.	\$ 304,665.00
1-2	+/- 1,540 sq. ft.	\$ 441,255.00
4	+/- 885 sq. ft.	\$ 261,075.00
3-4	+/- 1,954 sq. ft.	\$ 565,740.00
4-5	+/- 1,770 sq. ft.	\$ 522,150.00
6-7	+/- 2,138 sq. ft.	\$ 609,330.00
15	+/- 1,221 sq. ft.	\$ 354,900.00

## Zoning SC-3474

### Permitted Uses

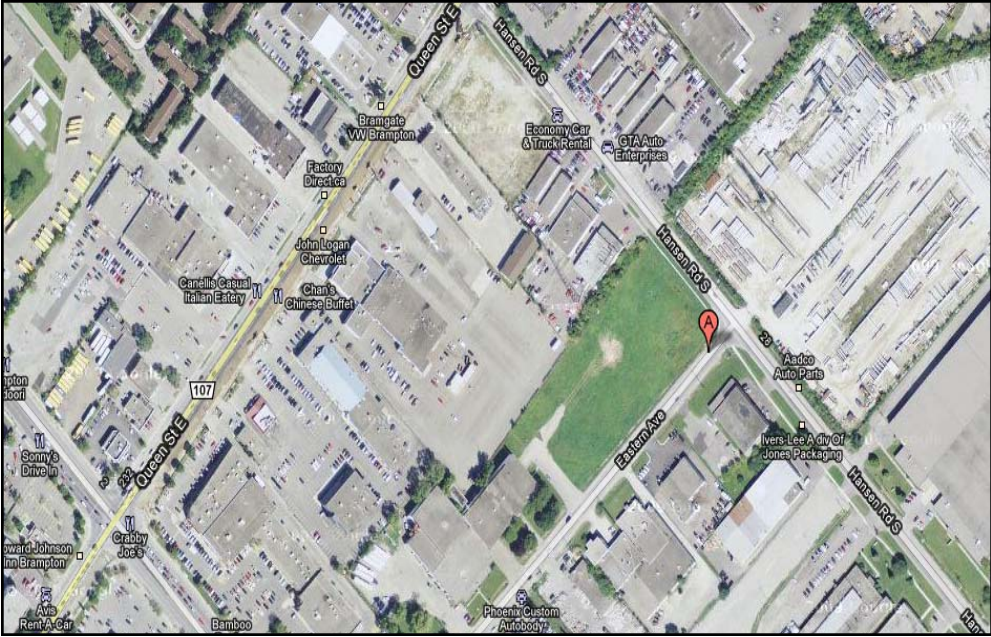
- a retail establishment having no outside storage
- a service shop
- a personal service shop
- a bank, trust company and finance company, with no drive-through
- an office
- a dry cleaning and laundry distribution station
- a laundromat
- a dining room restaurant, a take-out restaurant
- a printing or copying establishment
- a health or fitness centre
- a custom workshop, having no outside storage
- a animal hospital
- a commercial, technical, or recreational school
- a medical clinic or drop-in clinic
- a doctor's office or other medical practitioner
- other purposes accessory to the permitted purposes

### Prohibited Uses

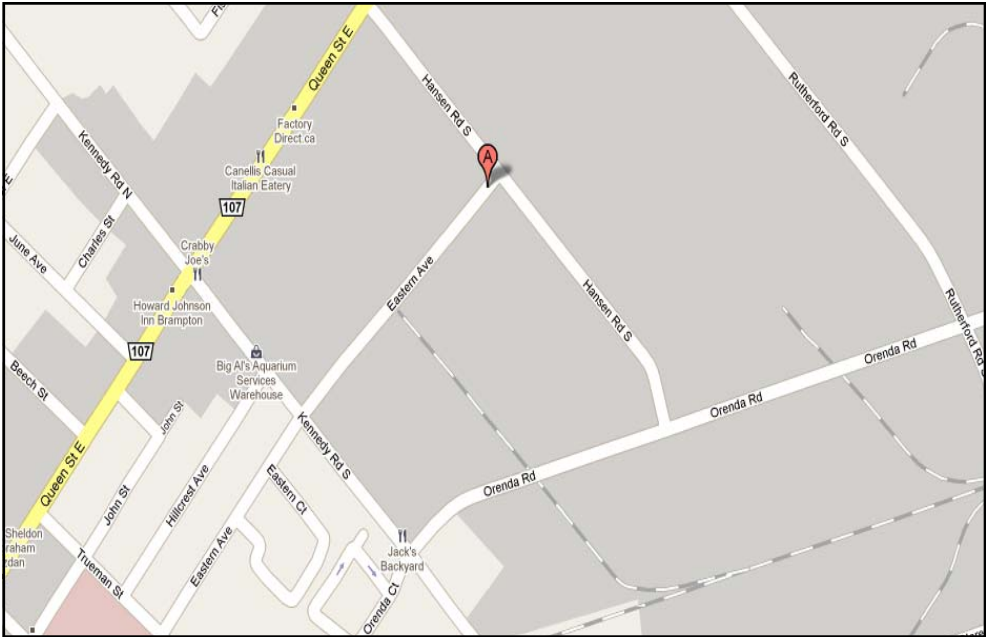
- an adult video store
- an adult entertainment parlour
- an amusement arcade
- a body art and/or tattoo parlour
- a massage or body rub parlour
- a drive-through facility associated with any use
- a tool equipment and rental establishment
- a day nursery
- a religious institution
- a community centre
- a hotel or motel
- a school other than a technical or business school

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## AERIAL



## LOCATION MAP



# 80-90 Eastern Avenue, Brampton

## SITE PLAN

