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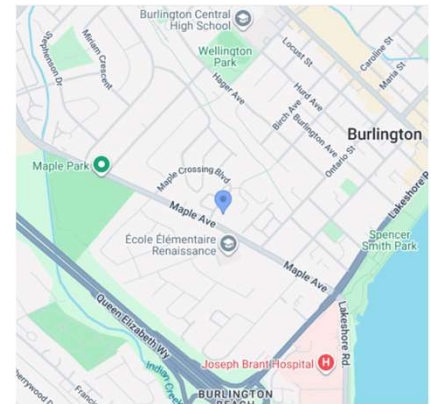
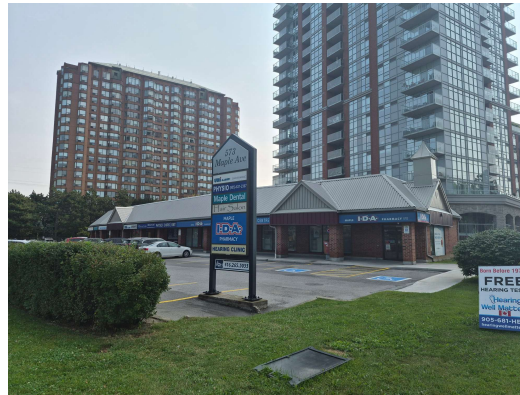
RAY LOYA

905.906.5692
www.rayloya.com



Medical/Retail Space For Sub-Lease

573 Maple Ave, Unit 2 - Burlington



LEASE PRICE: \$23.00 per sq ft
SIZE: 2,265 sq ft
TMI: \$17.60 per sq ft
UTILITIES: Paid separately.
ZONING: CN2
PARKING: Ample free parking available.

ADDITIONAL COMMENTS:

*Please do not go direct. Contact listing agent for a private tour and additional information on how you can locate your business here.

COMMENTS:

- **ZONING:** Up to 2,265 sq ft in a Commercial Neighbourhood Zone that permits many local retail, personal service, office and community uses.
- **LOCATION:** Situated in a bustling, high density neighbourhood within an incredible community, minutes away from Spencer Smith Park, Maplevue Mall, Joseph Brant Hospital, and the Burlington Downtown core, other local amenities, with easy access to major commuter routes and highways.
- **VISIBILITY:** Excellent street-level visibility with signage opportunity
- **LAYOUT:** Space is built-out as a medical office and currently being used as a Physiotherapy Clinic.
- **OPTIONS:** Also, the possibility of subleasing part of the existing space to a complimentary medical service. Sublease available until Oct 30th, 2030.

Net Rent (plus annual increases over term)	TMI (included in monthly lease)	Total / month (plus utilities and HST)
\$4,341.25	\$3,322.00	\$7,663.25

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Zoning

USES	ZONES					
	CR	CE	CC1	CC2	CN1	CN2
Retail						
Department Store	✓		✓			
Flea Market	✓					
Large Building Supplies/Garden Store	✓	✓				
Large Furniture and Appliance Store	✓	✓				
Large Home and Auto Supplies Store	✓	✓	✓			
Warehouse Club	✓					
Supermarket/Grocery Store	✓		✓ (e)		✓ (e)	
Convenience/Specialty Food Store	✓		✓	✓	✓	✓
Farmers' Market	✓		✓		✓	
Other Retail Stores	✓	✓ (c)	✓	✓	✓	✓
Service Commercial						
Standard Restaurant	✓	✓ (d)	✓	✓	✓	
Standard Restaurant with Dance Floor	✓ (j)	✓ (d)(j)	✓ (j)	✓ (j)	✓ (j)	
Fast Food Restaurant	✓	✓ (d)	✓	✓	✓	
Convenience Restaurant	✓	✓ (d)	✓	✓	✓	✓
Elevated Parking Facility	✓	✓	✓			
Funeral Home	✓		✓	✓		✓ (g)
Veterinary Services	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)	✓ (a)
Other Service Commercial Uses	✓	✓ (h)	✓	✓	✓	✓
Banks, Trust Companies, Credit Unions	✓	✓ (h)	✓	✓	✓	✓
Outdoor Patio	✓ (k)	✓ (k)	✓ (k)	✓ (k)	✓ (k)	✓ (k)
Office						
All Office Uses	✓	✓	✓	✓	✓	✓
Community						
Community Institution	✓		✓	✓	✓	✓
Hospitality						
Hotel	✓		✓			
Convention/Conference Centre	✓		✓			
Banquet Centre	✓		✓			
Caterer	✓		✓	✓		
Automotive						
Car Wash per Part 1, 2.9		✓ (i)	✓			
Motor Vehicle Service Station per Part 1, 2.10	✓	✓ (i)		✓	✓	✓
Motor Vehicle Sales, Leasing, Rental, and Service	✓	✓	✓			
Motor Vehicle Repair Garage	✓	✓ (i)	✓			
Motor Vehicle Parts & Accessory Sales	✓	✓	✓	✓	✓	
Retail Propane Facility per Part 1, 2.7	✓	✓	✓	✓	✓	✓
Entertainment and Recreation						
Recreational Establishment	✓	✓	✓	✓	✓	

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