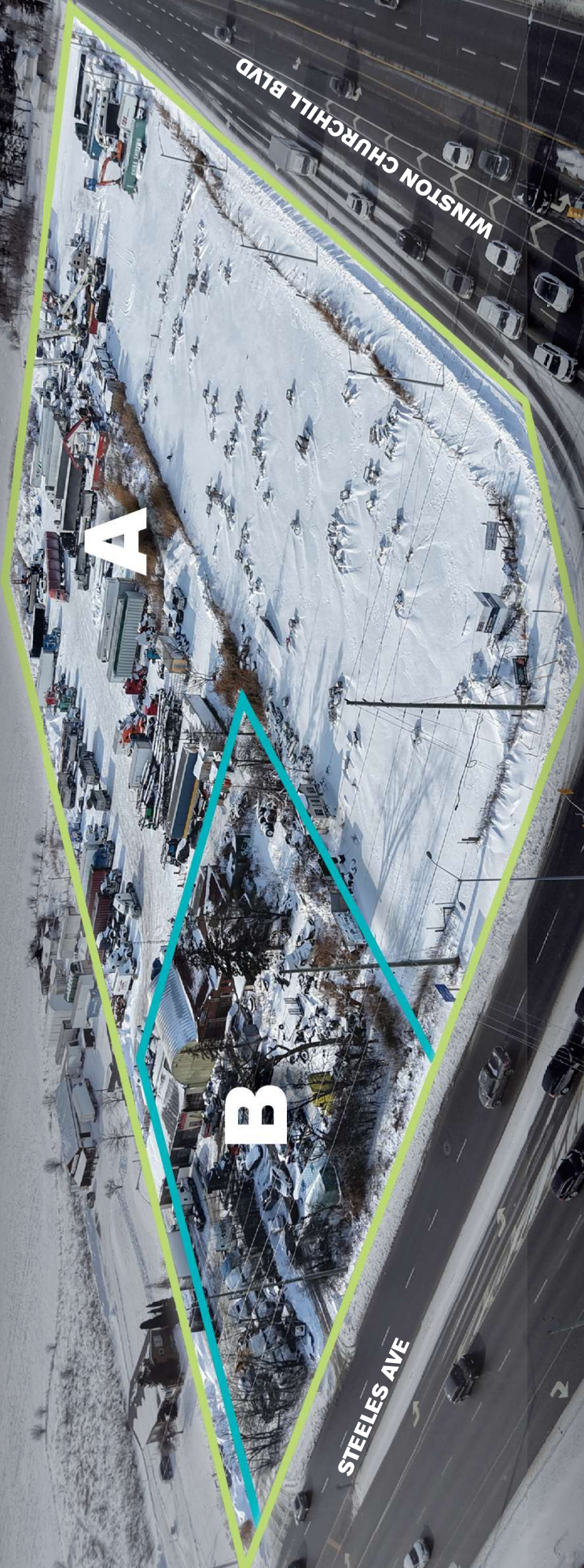




# 1-9 ACRES LAND & COMMERCIAL FOR LEASE



**A**

**B**

STEELES AVE

WINSTON CHURCHILL BLVD

**16917 STEELES AVE**  
HALTON HILLS, ONTARIO, CA

**DIANA HOANG**, SJOR  
CEO, Broker of Record

**M** (647) 248 2266  
**E** [diana.hoang@spearrealty.ca](mailto:diana.hoang@spearrealty.ca)

YOUR SUCCESS IS OUR TARGET

# PROPERTY HIGHLIGHTS



**IMMEDIATE  
OCCUPANCY**



**PROXIMITY  
TO HWY 400  
SERIES**



**FLEXIBLE USE  
POTENTIAL**

## LEASE OPTION 1 - LAND

- TOTAL AREA:** 1-9 Acres
- ZONING:** Premier Gateway Employment (M7 & G)
- ASKING RATE:** \$14,000 Per Acre/ Month

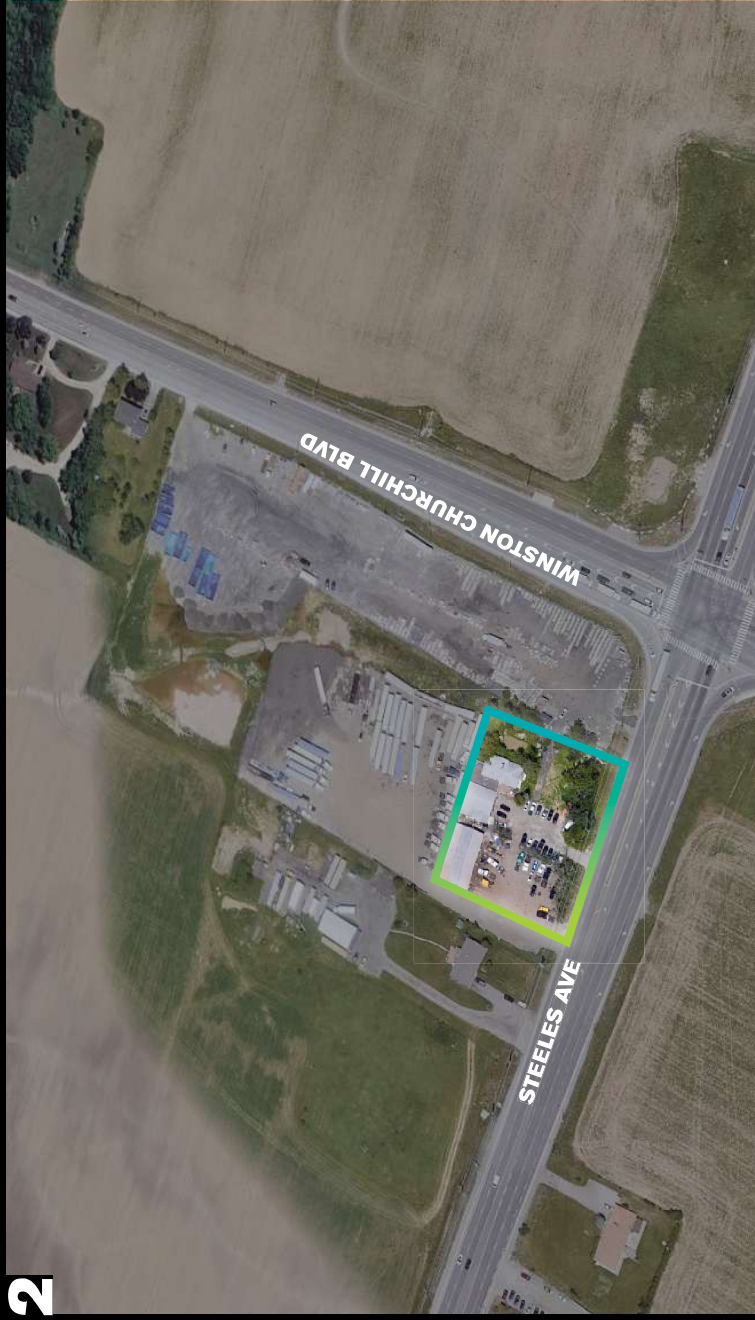
## LEASE OPTION 2 - COMMERCIAL

- BUILDING SIZE:** 8,900 Square Feet
- OFFICE:** 1,500 Square Feet
- CLEAR HEIGHT:** 16' Feet
- SHIPPING:** 5 Drive-Ins / 2 Double Mans
- ZONING:** Premier Gateway Employment (M7 & G)
- ASKING RATE:** \$23 Net Lease

1



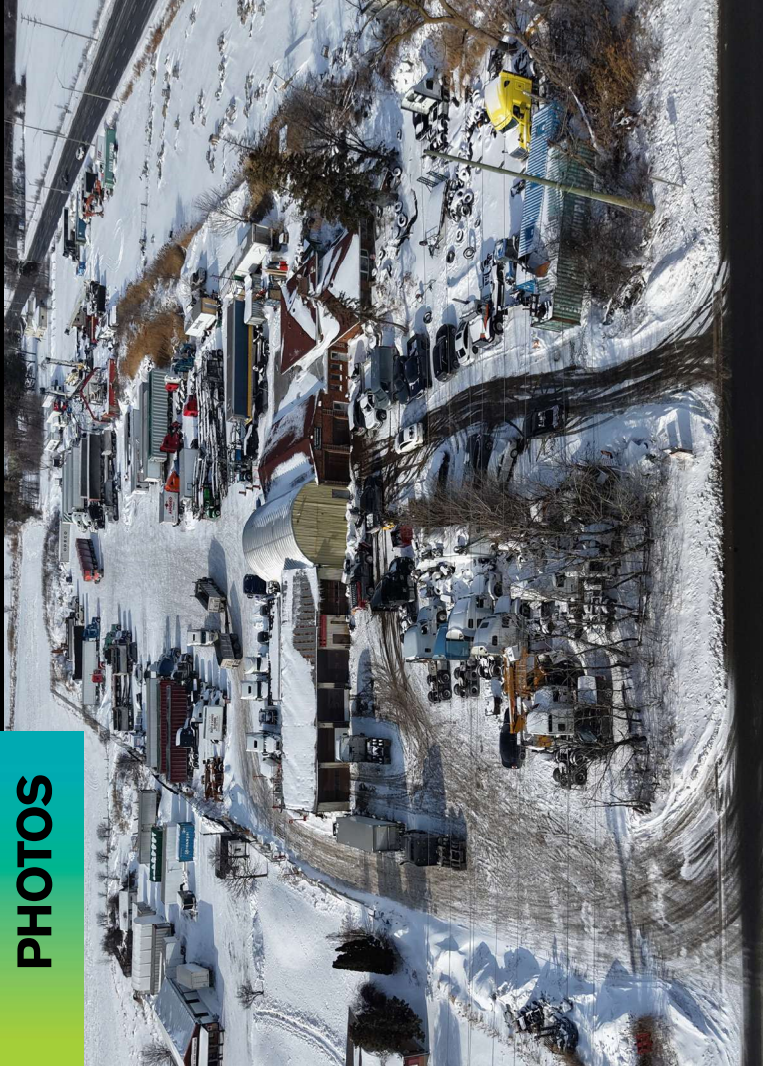
2



**LAND & COMMERCIAL FOR LEASE**

**PHOTOS**

**16917 STEELES AVE, HALTON HILLS, ON**



# LAND & COMMERCIAL FOR LEASE

# 16917 STEELES AVE, HALTON HILLS, ON

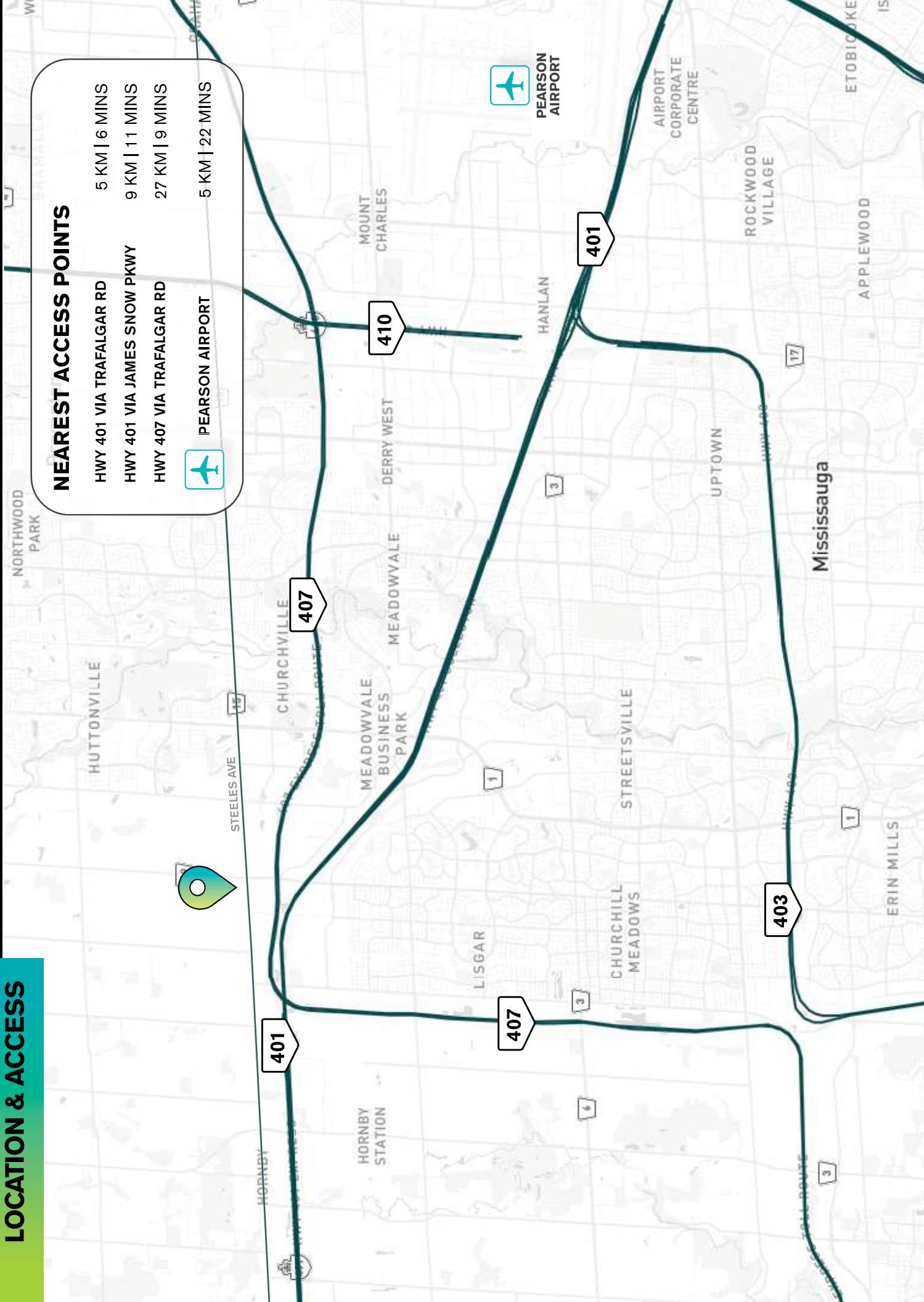
## LOCATION & ACCESS

### NEAREST ACCESS POINTS

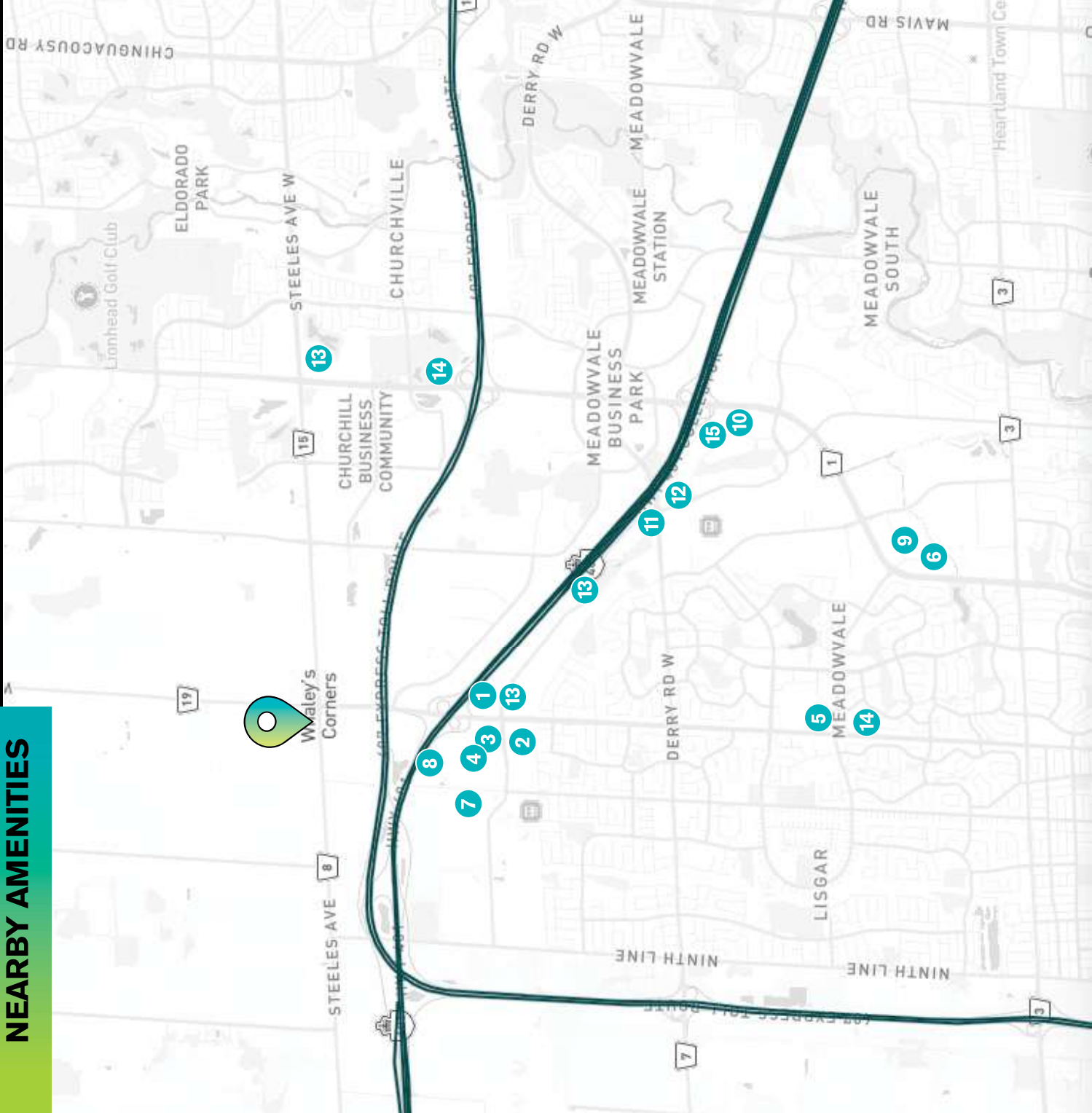
- HWY 401 VIA TRAFALGAR RD 5 KM | 6 MINS
- HWY 401 VIA JAMES SNOW PKWY 9 KM | 11 MINS
- HWY 407 VIA TRAFALGAR RD 27 KM | 9 MINS
- PEARSON AIRPORT 5 KM | 22 MINS



PEARSON AIRPORT



NEARBY AMENITIES



RESTAURANTS

- 1 MOXIES
- 2 TIM HORTONS
- 3 THE HAKKA CLUB
- 4 SUNSET GRILL
- 5 TAPS PUBLIC HOUSE
- 6 CHIPOTLE

GROCERY STORES

- 7 WALMART SUPERCENTRE
- 8 COSTCO BUSINESS CENTRE
- 9 NOFRILLS

HOTELS

- 10 HILTON
- 11 MISSISSAUGA/MEADOWVALE HOLIDAY INN & SUITES
- 12 FOUR POINTS BY SHERATON

OTHER

- 13 ESSO
- 14 PETRO CANADA
- 15 MOVATI ATHLETIC

## BY-LAW NO. 00-138 ZONING: 401 CORRIDOR PRESTIGE INDUSTRIAL (M7) AND GATEWAY (G)

### PERMITTED USES:

- Accessory uses, building and structures
- Accessory retail store
- Banquet hall
- Business and professional office
- Catering service
- Commercial or trade school
- Computer, electronics or data processing establishment
- Convenience store
- Exhibition and conference facility
- Financial institution
- Gas bar
- Hotel
- Industrial mall
- Industrial service office
- Industrial use, conducted wholly within an enclosed building
- Manufacturing use, conducted wholly within an enclosed building
- Medical offices
- Museum
- Nursery school
- Personal service store
- Photographers studio
- Postal station
- Post secondary education institution
- Printing or photocopy establishment
- Private park
- Private club
- Public park
- Research use, conducted wholly within an enclosed building excluding those that produce biomedical wastes
- Restaurant and Convenience Restaurant
- Retail store
- Service or repair shop
- Service station with or without an automatic car wash
- Telecommunication services
- Theatres, cinemas and similar places for entertainment, but not an adult entertainment establishment
- Uses legally existing at the date of adoption of this By-Law and expansions or alterations thereto which confirm to the By-Law
- Veterinary clinic
- Warehouse use, conducted wholly within an enclosed building
- Wholesale use, conducted wholly within an enclosed building



THE CORPORATION OF  
THE TOWN OF HALTON HILLS



1-9 ACRES LAND & COMMERCIAL

# FOR LEASE

## 16917 STEELES AVE

HALTON HILLS, ONTARIO, CA

**DIANA HOANG**, SIOR  
CEO, Broker of Record

**M** (647) 248-2266

**E** [diana.hoang@spearrealty.ca](mailto:diana.hoang@spearrealty.ca)

**SPEAR REALTY INC.**

78 QUEEN ELIZABETH BLVD,  
ETOBICOKE, ON M8Z 1M3

**O** (416) 236-8808

YOUR SUCCESS IS OUR TARGET

**COPYRIGHT © 2025 SPEAR REALTY INC.** This document has been prepared by Spear Realty Inc. for advertising and general information only. Spear Realty Inc. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Spear Realty Inc. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Spear Realty Inc. and/or its licensor(s).