

1012 Topsail Road, Mount Pearl



For Lease

Professional Office Space with Warehouse

Prime Mount Pearl Location



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Facts

Location:

1012 Topsail Road
Mount Pearl, NL

Type:

Main Floor Office/Showroom
Space
Basement with Offices/Storage

Building Size:

3,635 SF

Zoning:

CM | Commercial Mixed

Lease Rate:

\$19.00 psf

Additional Rent:

\$4.85 psf + utilities



Standalone Commercial Building with Bonus Lower-Level Space

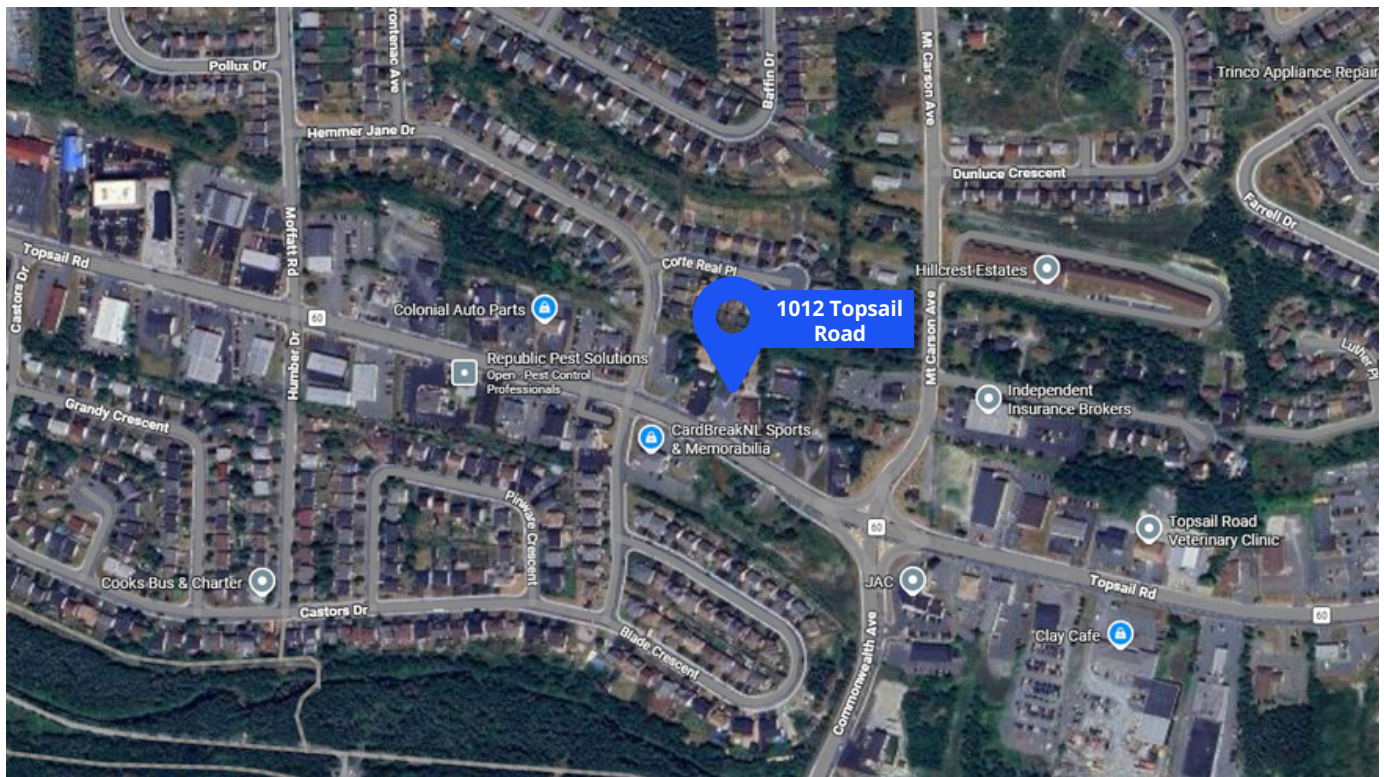
Position your business in this high-quality standalone commercial building in the heart of Mount Pearl. Available for lease in April 2027, the property offers 3,635 SF of well-designed main floor space featuring a reception/showroom, boardroom, multiple private offices, kitchenette, in-floor heating, heat pumps, and a rear workshop with grade-level overhead door access. The functional layout is ideal for professional office, medical, retail, service, or light industrial users.

An additional 3,635 SF of mostly finished basement space is included at no additional rent, providing excellent flexibility for storage, inventory, training, archives, or supplementary office space. The property also offers 10 on-site parking stalls with additional overflow parking available if required.

Constructed in 2013 and zoned Commercial Mixed (CM), the building benefits from excellent visibility along Topsail Road with prominent signage opportunities. Offered at \$19.00 PSF net plus \$4.85 PSF operating costs, with tenants responsible for utilities and business taxes, this is an outstanding opportunity to lease a turnkey standalone commercial property in a sought-after Mount Pearl location.

Location

Strategically located on Topsail Road in the heart of Mount Pearl, this property offers exceptional accessibility and exposure within one of the city's most established commercial corridors. Surrounded by a diverse mix of retail, professional offices, service businesses, and residential neighbourhoods, the location benefits from strong daily traffic volumes, excellent visibility, and convenient access to both the Team Gushue Highway and Pitts Memorial Drive. With nearby amenities including restaurants, shopping, financial institutions, and other professional services, this central location provides an ideal setting for businesses seeking convenience, accessibility, and a strong presence in the marketplace.



Demographics

Within 5 KM of 1012 Topsail Road, Mount Pearl, NL

Current
Population
72,639

Median
Age
41.9

Median
Household
Income
\$105,797

Labour
Employment
Rate
93.4%

Number of
Households
30,710

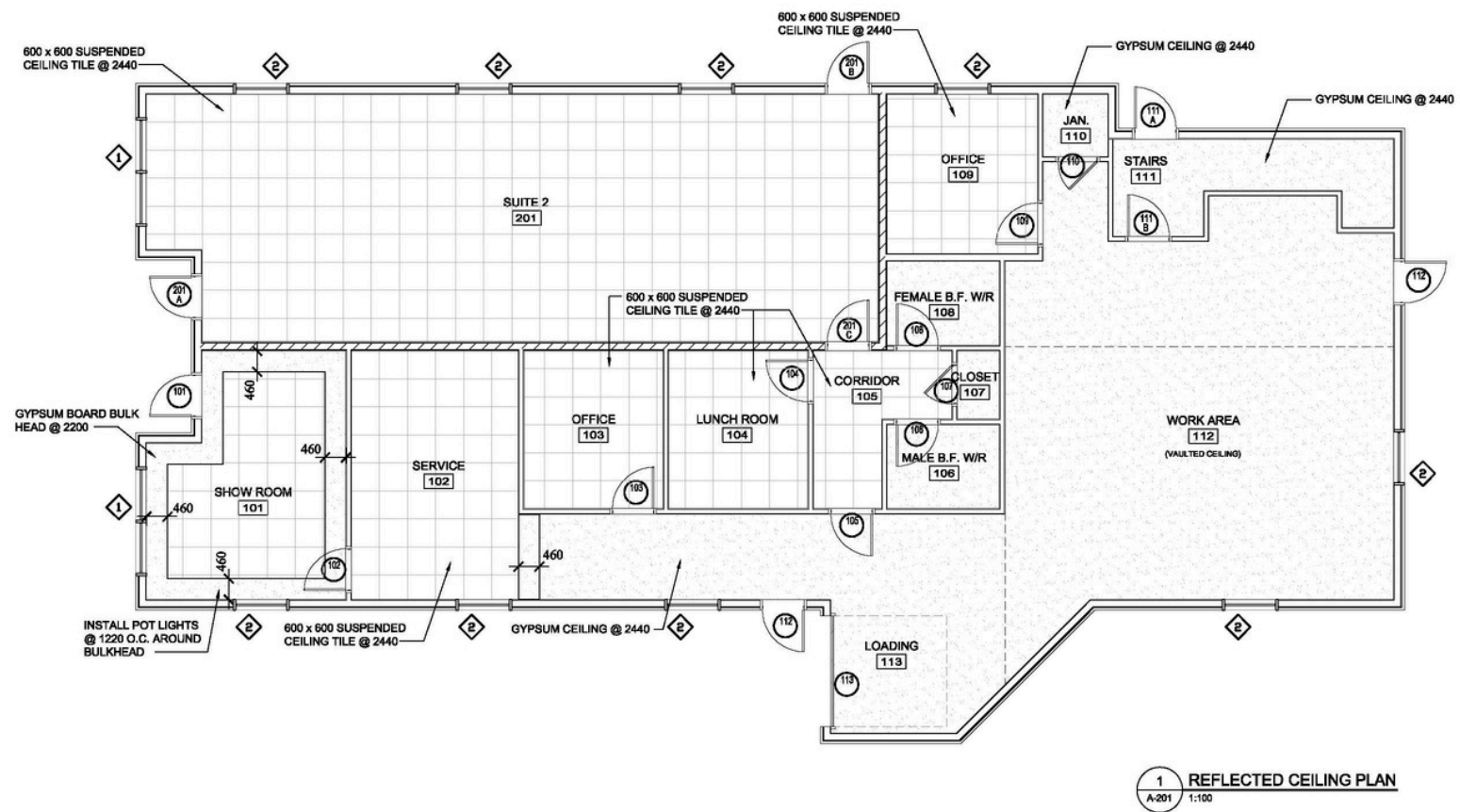
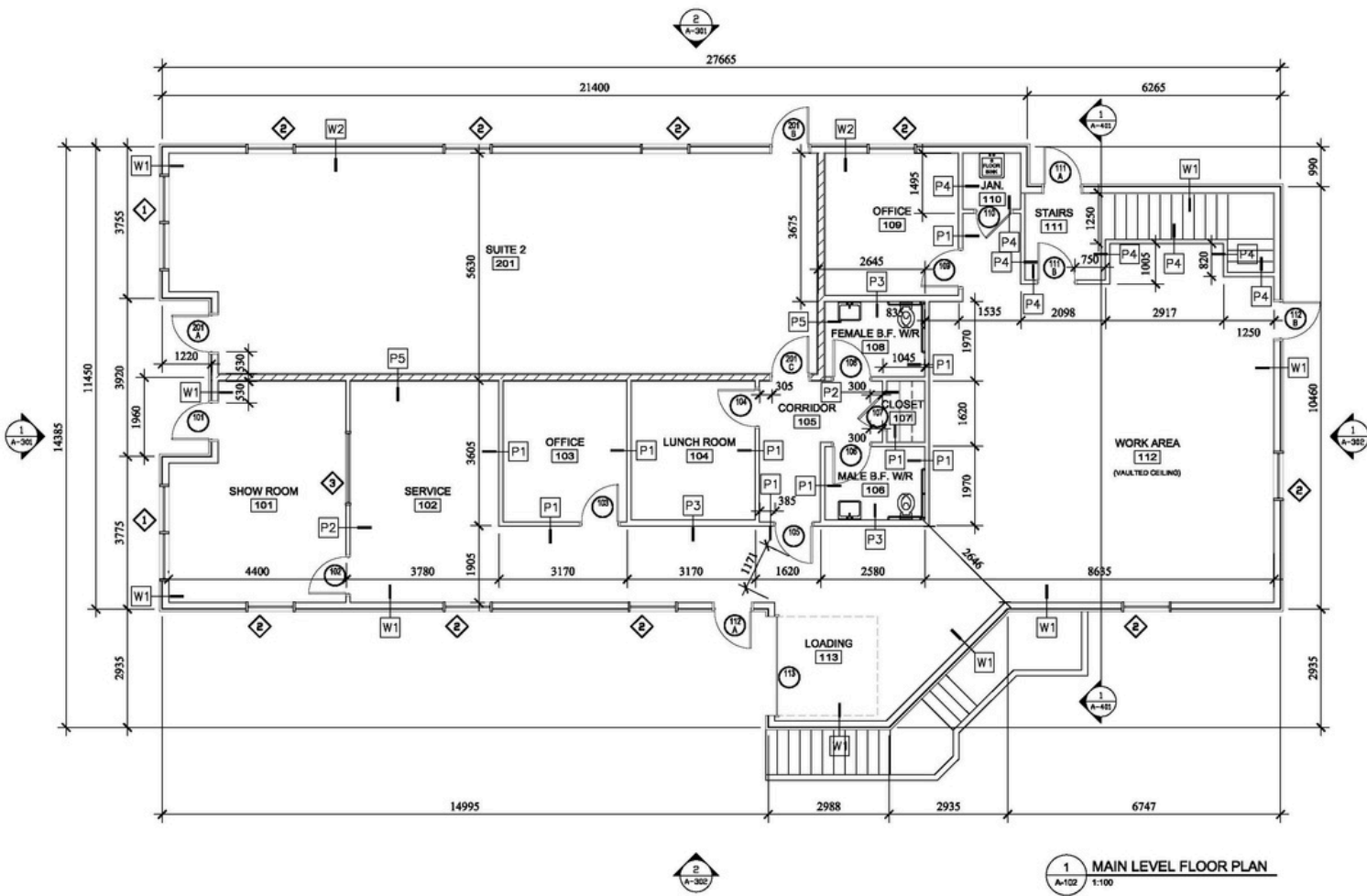
Aerial View of Property



Exterior Photos



Floor Plan



Zoning - CM - Commercial Mixed

Permitted Use

- Adult Day Care Use
- Amusement Use
- Animal Grooming
- Automotive Sales
- Bed & Breakfast
- Bakery
- Bank
- Car Wash
- Clinic
- Commercial Garage
- Commercial School
- Communications
- Convenience Store
- Drive-Through Use
- Dry Cleaning
- Funeral Home
- Furniture & Appliance Showroom
- Gas Bar
- General Assembly
- Group Child Care Use
- Group Fitness
- Health Club
- Home Occupation
- Home Office
- Indoor Market
- Laundromat
- Light Industry
- Movie Production Studio
- Office
- Outdoor Commercial Patio
- Outdoor Garden Market
- Personal Service
- Pharmacy
- Restaurant
- Service Station
- Shop
- Take Out Food Service
- Taxi Stand
- Theatre
- Vehicle or Trailer for Vending or Office Purposes
- Veterinary Clinic



Recreational Use

- Park

Public Use

- Civic Use
- Cultural Centre
- Dwelling Unit Associated with a Place of Worship
- Place of Worship
- School

Discretionary Use

- Bar
- Beehive
- Club & Lounge
- Collective Residential
- Halfway House
- Indoor Firearms Shooting Range
- Kennel
- Lounge
- Nightclub
- Self-Service Storage Mall
- Shopping Centre
- Transportation Terminal

For more information on this premium commercial listing please contact!

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