

	<b>16 Kennedy Rd</b> <b>Brampton Ontario L6W 3E1</b> Brampton Bram East Peel <b>SPIS:</b> N <b>Taxes:</b> \$13/2025/T.& O. <b>DOM:</b> 4	<b>List: \$25</b> <b>Per Sq Ft</b>  <b>For:</b> Lease <b>Last Status:</b> NEW
	Commercial/Retail Multi-Use Retail Store Related <b>Com Cndo Fee:</b> <b>Dir/Cross St:</b> Kennedy Rd S / Queen St E <b>Directions:</b> Kennedy Rd S / Queen St E	<b>Occup:</b> Vacant <b>Freestanding:</b> N <b>SPIS:</b> N <b>Lse Term Mnths:</b> 36/120 <b>Holdover:</b> 90 <b>Franchise:</b>

<b>MLS#:</b> W12461148	<b>Sellers:</b> Lai Sing Company Limited	<b>Contact After Exp:</b> N
<b>Possession:</b> Immediate	<b>Remarks:</b> Immediate	
<b>PIN#:</b>	<b>ARN#:</b>	
<b>Additional PIN#:</b>		

<b>Total Area:</b> 5961 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> 100 % <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> SC-3442 <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> Y <b>Heat:</b> Gas Forced Air Open <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Feet Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 0 <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewers:</b> <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> <b>Crane:</b> <b>Basement:</b> N <b>Elevator:</b> <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b> Major Highway,Public Transit
--	---	--

<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Stmt:</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>% Rent:</b>

**Client Remks:** Conveniently located in Central Brampton, with great exposure and close proximity to many amenities including,restaurants, cafes, shopping and recreational facilities. Ample parking and signage opportunity with access to publictransit.

**Extras:**

**Inclusions:**

**Exclusions:**

**Rental Items:**

**Showing Requirements:** List Salesperson

**Brkage Remks:** For more information, please email [jordan.smith@avisonyoung.com](mailto:jordan.smith@avisonyoung.com)

AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP <b>Ph:</b> 905-712-2100 <b>Fax:</b> 905-712-2937 77 City Centre Dr Suite 301 Mississauga L5B1M5 JORDAN SMITH, Salesperson 905-283-2374 PATRICK CAMPBELL, Broker 905-283-2345 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP		
<b>Contract Date:</b> 10/10/2025	<b>Condition:</b>	<b>Ad:</b> N
<b>Expiry Date:</b> 04/10/2026	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 10/14/2025	<b>CB Comm:</b> 4% and 2%	<b>Original:</b> \$25