

A Great Location A Great Opportunity!



Within an Existing Commercial Node

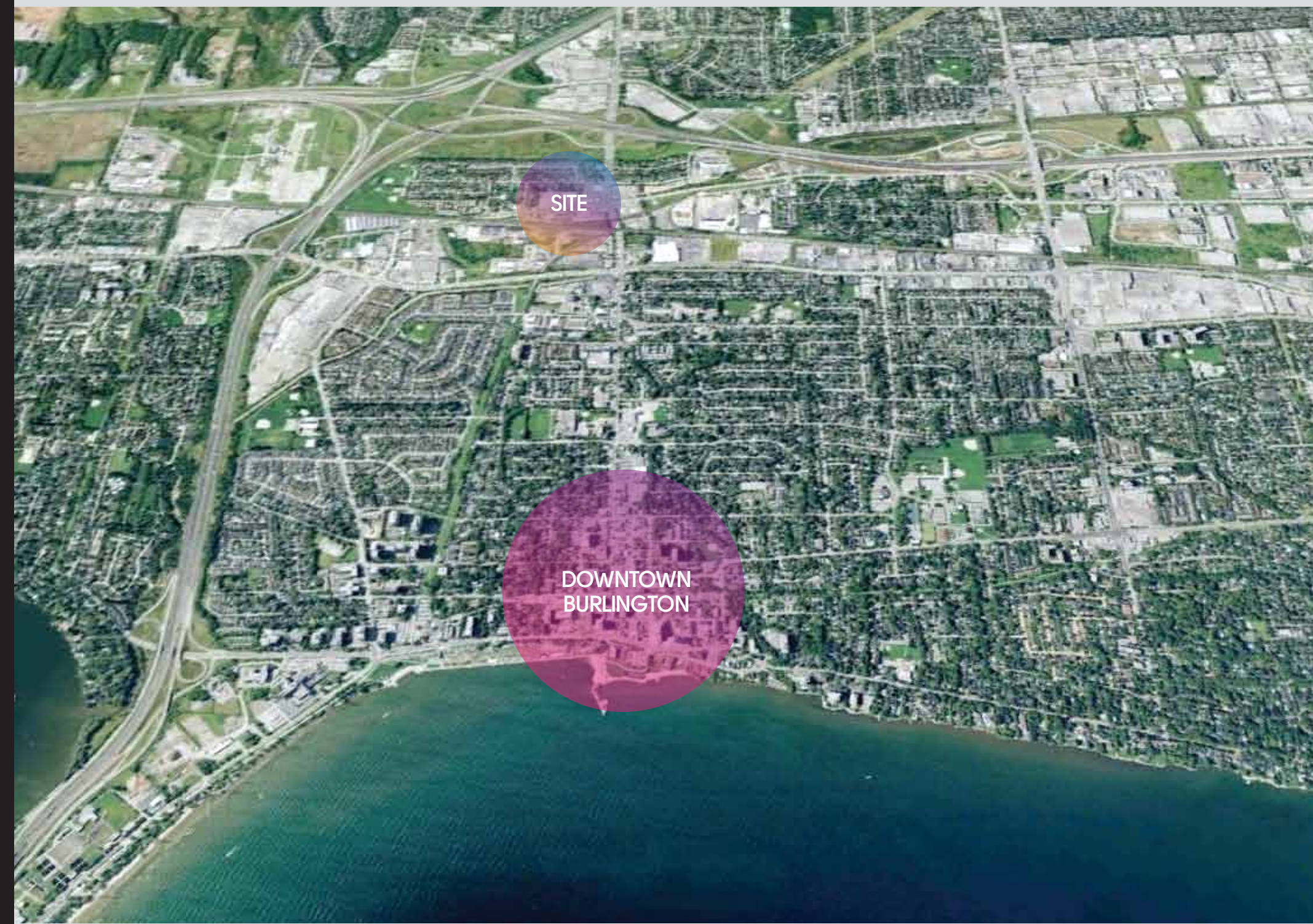
- Located in burgeoning residential/commercial and industrial area
- Established location – key infill site
- Plains Road is busy cross town street
- Brant Street is the gateway to downtown and waterfront
- Vehicular exposure of up to 2,000 cars per day
- Easy accessibility to 403, 407, QEW to Toronto or Niagara
- Surrounded by quality national retailers – Mountain Equipment Co-op, Tim Hortons, Longo's, Starbucks, Pet Smart, Second Cup, banks, Shopper's Drug Mart and more...
- Within minutes of retail hub - Mapleview Mall, Fairview Mall, IKEA, Staples, Fortinos, etc.

Call: Doreen Coughlin Royal LePage/Branthaven
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ANNOUNCING

An Exciting New Retail Opportunity!

Plains Road East and Brant Street, Burlington



City Flats (13-36)
(2nd & 3rd level)

Commercial Space (1-12)
(Ground Level)

Exciting New Retail/Commercial Opportunity!

Street Level Retail/Commercial or Office Spaces

Only 12 Available!



Key Facts

- Limited offering – only 12 units available
- Spacious – each unit is a functional 1163 sq.ft. or 1175 sq.ft.
- Affordable – good value
- Easy – turn-key total investment
- Low maintenance fees

- Smart – long-term real estate investment!
- Affordable – carries like rent!
- Professional – attractive appearance
- Exposure – highly visible opportunity
- NEW – brand new construction and wiring
- Carefree – no worries: snow removal, landscaped boulevard, street furniture, bicycle racks and overall curb appeal for neat and professional appearance

Investment Opportunity



Customer Profile

- Draw from sophisticated upmarket South Burlington households
- Excellent commercial base of head offices, white collar and blue collar sectors
- Draw from broad base of strong local population
- Potential exposure to daily GO train commuters

- Attractive, architecturally controlled commercial space
- Upgraded, prestige architectural "Brownstone" styled buildings with ground level retail
- Design is fully integrated into master-planned JOY, Branthaven Homes new residential community
- Prominent individual canopy signage spans full width of your retail unit
- Branded signage at rear entrance

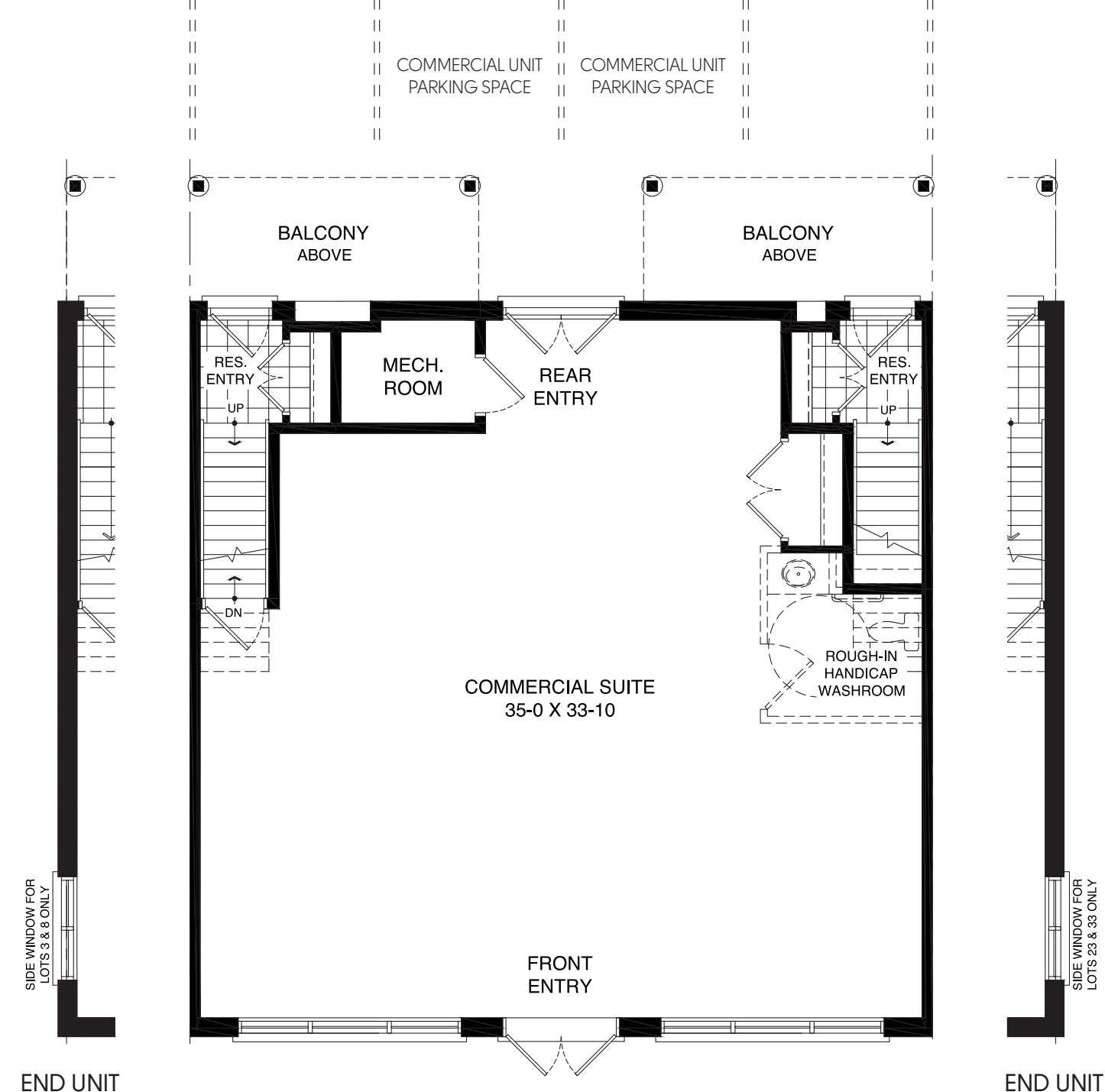
Design Benefits



ZONED USES INCLUDE:*

- Banks
- Barber/Hair salon/Spa
- Book store
- Community police station
- Dental office
- Dry cleaning
- Florist
- Gallery
- Medical offices
- Professional office (accountant, lawyer, consultant, financial advisor, small business)
- Small appliance sales and/or repair
- Restaurant (under 30 seat capacity)
- Retail shops (fashion)
- Specialty food or small supermarket
- Travel agent

*For complete list and restrictive covenants please contact sales representative



The Vibe Commercial Unit

(INTERIOR UNIT) 1163 sq. ft. | 1175 sq. ft. (END UNIT)

FRONT ELEVATION (FACING PLAINS RD.)

- Open concept, bright, new commercial space located along busy Plains Road East in an established residential and commercial/retail node
- The Commercial Shops located at Branthaven's new residential community will inject excitement and energy to the street level along Plains Road East



REAR ELEVATION

- Two designated rear parking spaces
- Double door entry
- Signage canopy

