



Relationships.
Advice.
Real Estate Profits.

RAY LOYA
905.906.5692
www.rayloya.com



Retail Space For Lease

2457 Mount Forest Drive, Unit 6, Burlington



LEASE RATE: \$15.00/PSF

TAXES: Included in TMI

LEASED SPACE SIZE: 2,390 SF

TMI: \$7.00 (estimated 2018)

UTILITIES: Tenant pays

ZONING: CN2

COMMENTS:

End Cap unit available in busy neighbourhood plaza with strong exposure to Guelph Line

Excellent signage, ample on-site parking and lots of natural light

Other plaza tenants include a Dentist, Coin Laundry, and 2 Restaurants

Zoning allows for a wide variety of uses

Net Rent /Month: \$ 2987.50 (plus annual increases over term)

TMI / Month: \$ 1394.16
\$ 4381.66 (plus utilities and HST)

ADDITIONAL COMMENTS:
* Contact listing agent for a private tour and additional information on how you can locate your business here



THE LOYA GROUP

www.RayLoya.com
Sales@RayLoya.com
905.906.5692

Relationships | Advice | Real Estate Profits