



For Lease: Retail

1965 Highway 7

7,200 SF Freestanding Retail Unit in Concord, ON

Here is where your
business will *grow*.

Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

1965 Highway 7

7,200 SF freestanding retail building for lease at the corner of Baldwin Avenue and Highway 7 in Concord, Ontario



Size
7,200 SF



Zoning
GC - General Commercial



Availability
60-90 Days



Net Rent
\$30.00 PSF
Additional Rent
\$5.34 PSF

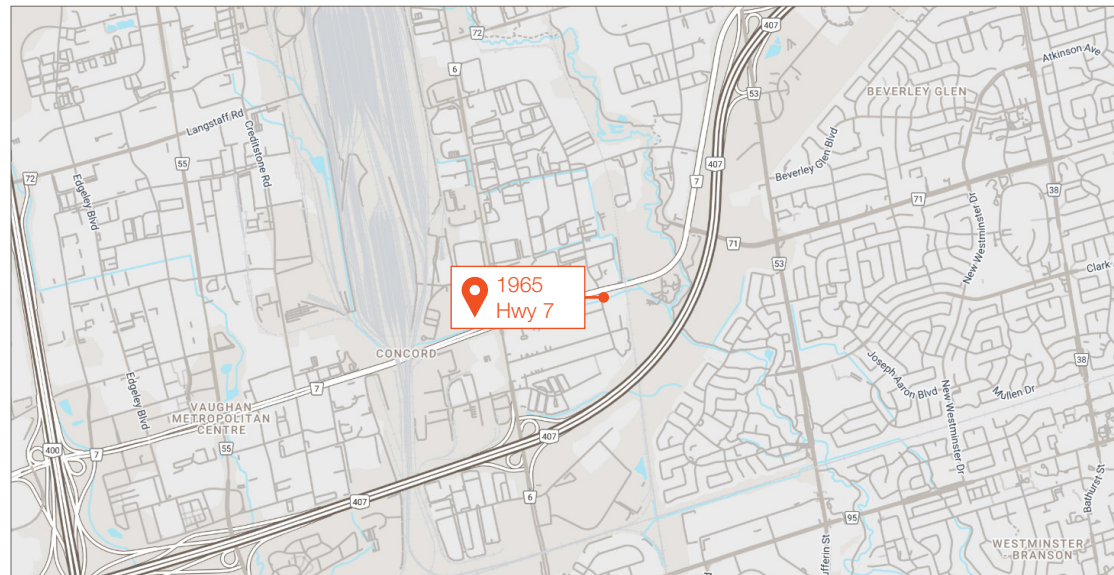


Listing Agents
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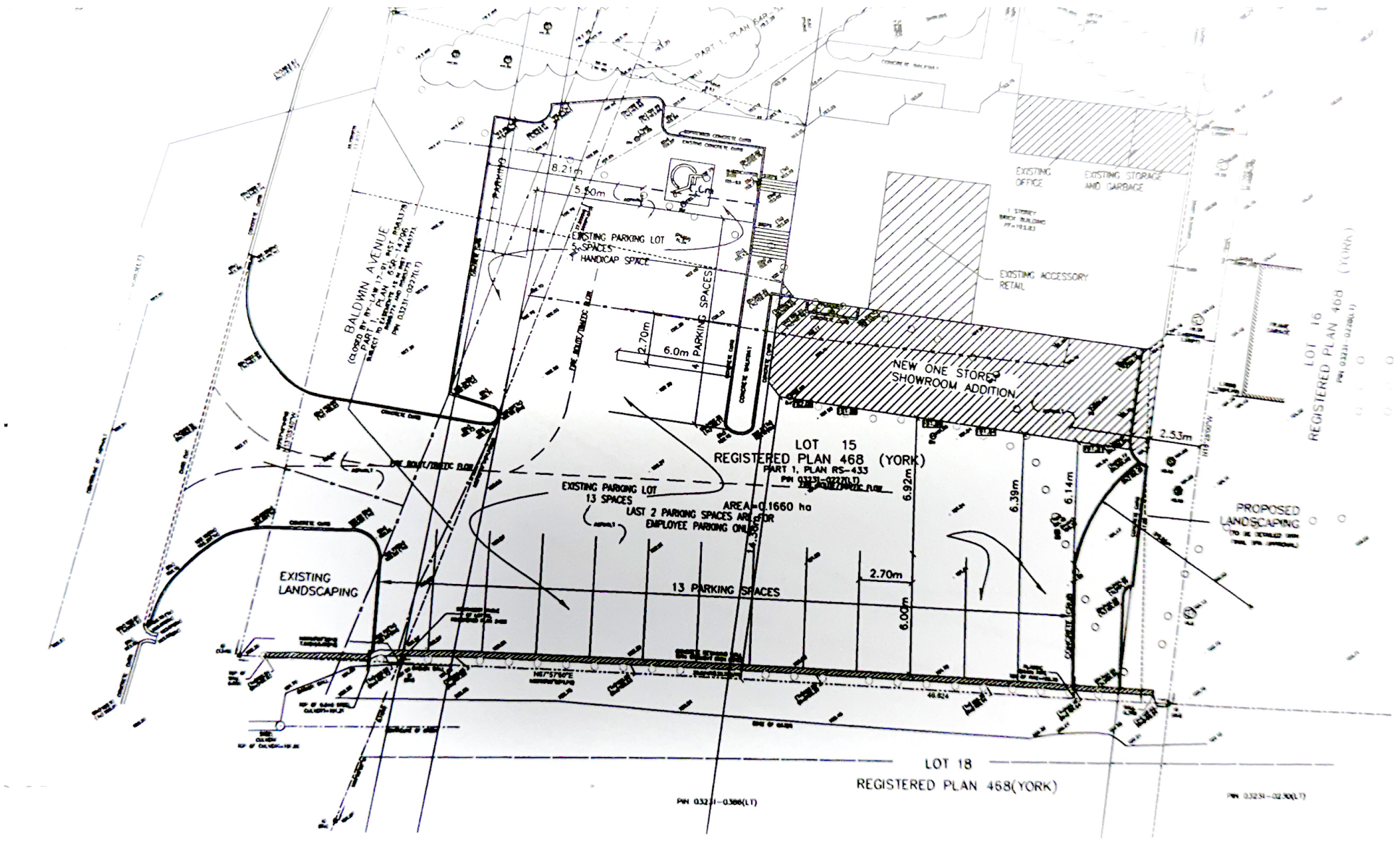
Property Highlights

- Prime Commercial Building on Busy Highway 7 in Vaughan
- 7,200 SF over 2 floors (3,600 SF main floor and 3,600 SF lower level)
- Efficient floor plate and window exposure
- Excellent exposure & signage
- Over 19 dedicated parking lots on a corner lot
- Located near future residential condo towers
- Open zoning allowing for many ideal uses such as retail store, professional office, medical, day care, and much more



1965 Highway 7

Site Plan



Zoning: GC (General Commercial)

Commercial Uses

- Art studio
- Automotive Detailing
- Business service ⁽³⁾
- Car wash ^{(3) E}
- Clinic ⁽¹⁷⁶⁻²⁰²²⁾
- Commercial school
- Commercial storage ⁽³⁾
- Financial institution ⁽³⁾
- Funeral services ⁽³⁾
- Fueling station ^{(1)(3) E}
- Garden centre ⁽³⁾
- Health and fitness centre ⁽³⁾
- Heavy equipment sales, rental and service establishment ⁽³⁾
- Hotel ⁽³⁾
- Hotel (small scale) ⁽³⁾
- Micro-manufacturing ⁽¹⁾
- Motor vehicle body repair ^E
- Motor vehicle rental
- Motor vehicle repair
- Motor vehicle sales ⁽³⁾
- Office
- Personal service ⁽³⁾
- Pet care establishment ⁽³⁾
- Place of assembly ⁽³⁾
- Place of entertainment ⁽³⁾

- Research and development
- Restaurant ⁽³⁾
- Restaurant, take-out ^{(3) 181-2022}
- Retail ⁽³⁾
- Retail, convenience ⁽³⁾
- Service or repair shop ⁽³⁾
- Shopping centre ⁽³⁾
- Supermarket ⁽³⁾
- Taxi stand
- Theatre ⁽³⁾
- Veterinary clinic

Community Uses

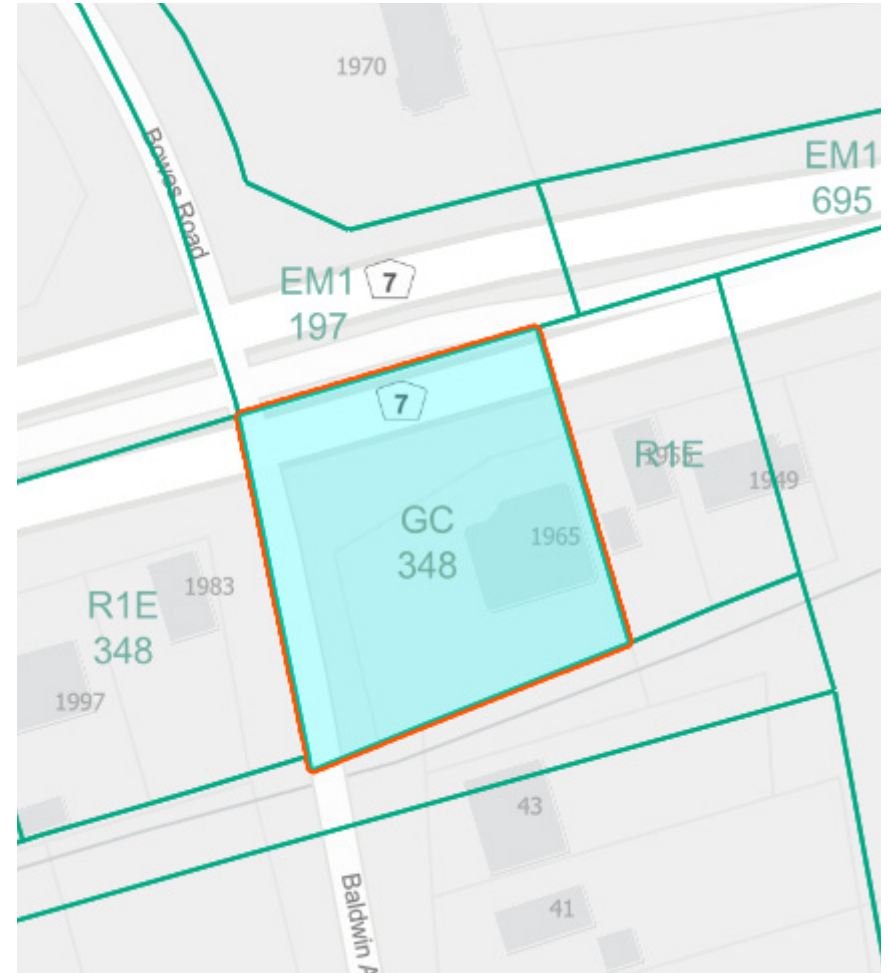
- Community facility
- Community garden ⁽¹⁾
- Day care centre
- Place of worship ⁽¹⁾
- Public parking ^{(1) 025-2025}

Specified Accessory Uses

- Drive-through ⁽⁰⁷¹⁻²⁰²⁴⁾
- Outdoor display area ⁽¹⁾
- Outdoor patio ⁽¹⁾
- Seasonal outdoor display area ⁽¹⁾

Other Uses

- Temporary sales office ⁽¹⁾



1. This use is subject to specific use provisions in accordance with Part 5 of this By-law.

2. The maximum total gross floor area of all the specified uses shall be 185.0 m² per lot.

3. The maximum gross floor area on each lot for all uses subject to this provision shall be 10,000.0 m².

E. The use shall only be permitted on a lot in the corresponding zone if the use was legally existing and used on the lot on the effective date of this By-law.

For additional information - please visit the City of Vaughan's zoning site at: <https://www.vaughan.ca/residential/building-and-construction/vaughans-planning-process/citys-comprehensive-zoning-by-law-001-2021>

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.