

FOR SALE & LEASE



Medical Office Building with Additional Income

1180

QUEENS BUSH ROAD
WELLESLEY, ONTARIO

WHITNEY
Commercial Real Estate Services

Medical Office Building with Additional Income

1180 Queens Bush Road in Wellesley has a total building size of 8,344 SF and a lot size of 0.61 acres. The property is comprised of 2 Tenants. The property can be sold with 4,427 SF of medical office space vacant upon closing. The building has a durable steel roof, new HVAC system and it boasts great street frontage on the main street in Wellesley.

ASKING PRICE | \$1,600,000

TAXES | \$15,747.67 (2023)

AVAILABLE SPACE | 8,344 SF

LEASE RATE | \$12.75 / SF NET

ADDITIONAL RENT | \$2.70 / SF

AVAILABLE SPACE | 4,427 SF

LAND AREA | 0.61 Acres

ZONING | UC (Urban Commercial)



PROPERTY OUTLINES ARE APPROXIMATE AND MAY NOT ACCURATELY DEPICT ACTUAL PROPERTY BOUNDARY LINES.

PERMITTED USES

- Auction Sales Facility
- Bulk Sales Establishment
- Clinic
- Commercial or Trade's School
- Day Care Centre
- Light Industrial Use
- Mini Storage Facility
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Station
- Personal Service Shop
- Place of Entertainment
- Printing Establishment
- Recreational Facilities
- Residential Uses



Main Street Exposure



Fully Built-out Medical Office



Ample Parking



Additional Income



WELLESLEY POND

1180 Queens Bush Rd

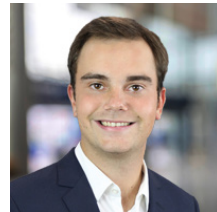
Contact Listing Agents for more information.



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