



CUSHMAN &
WAKEFIELD



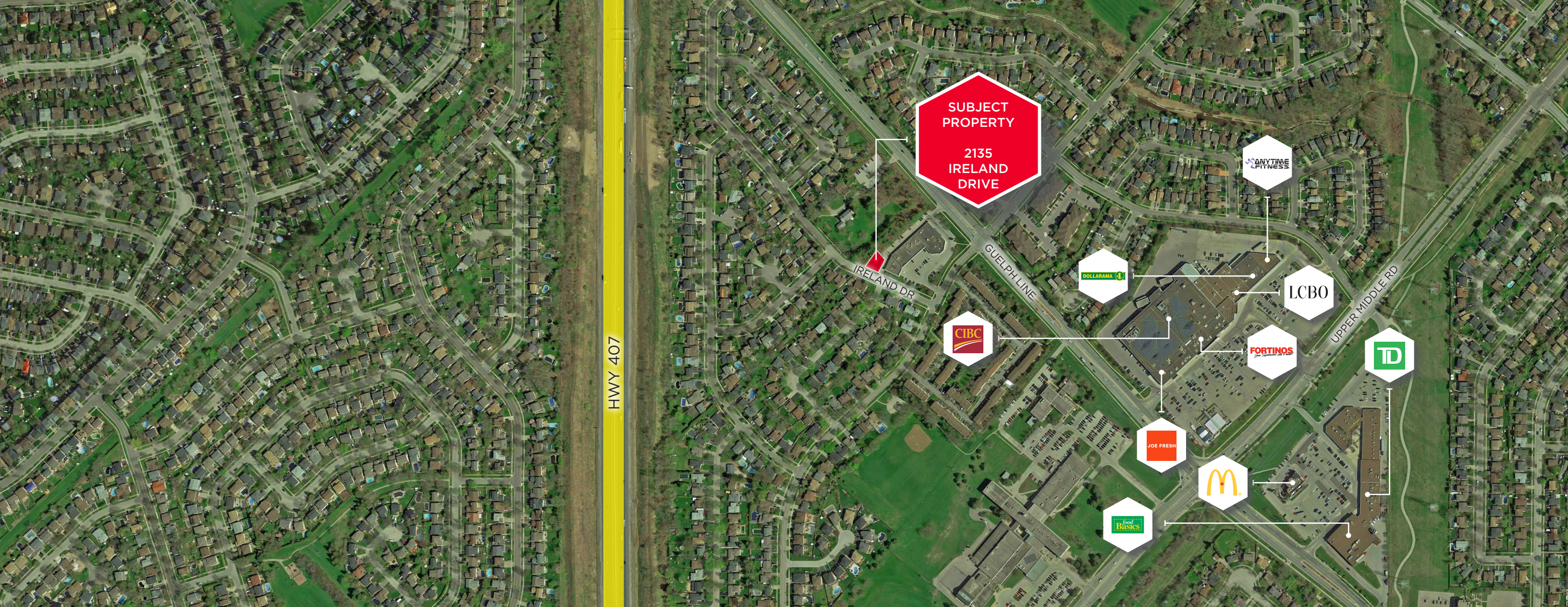
IRELAND DRIVE

EXETER CRESCENT

FOR
SALE

INFILL
COMMERCIAL
DEVELOPMENT
OPPORTUNITY

2135
IRELAND DRIVE
BURLINGTON



PROPERTY DETAILS

ADDRESS	2135 Ireland Drive, Burlington, ON, L7P 1R3
LAND SIZE	2,699 SF
LEGAL DESCRIPTION	PT LT 16 , CON 1 SOUTH OF DUNDAS STREET , AS IN 745740 ; BURLINGTON/NELSON TW
SITE AREA/ DIMENSIONS	The property is approximately 2,723 sf (0.06 ac) in size and has a frontage of 45.00 ft and a depth of 69.00 ft. The site is currently vacant and unimproved.
ZONING	CN2-162 (Neighbourhood Commercial)
OFFICIAL PLAN	Regional Commercial

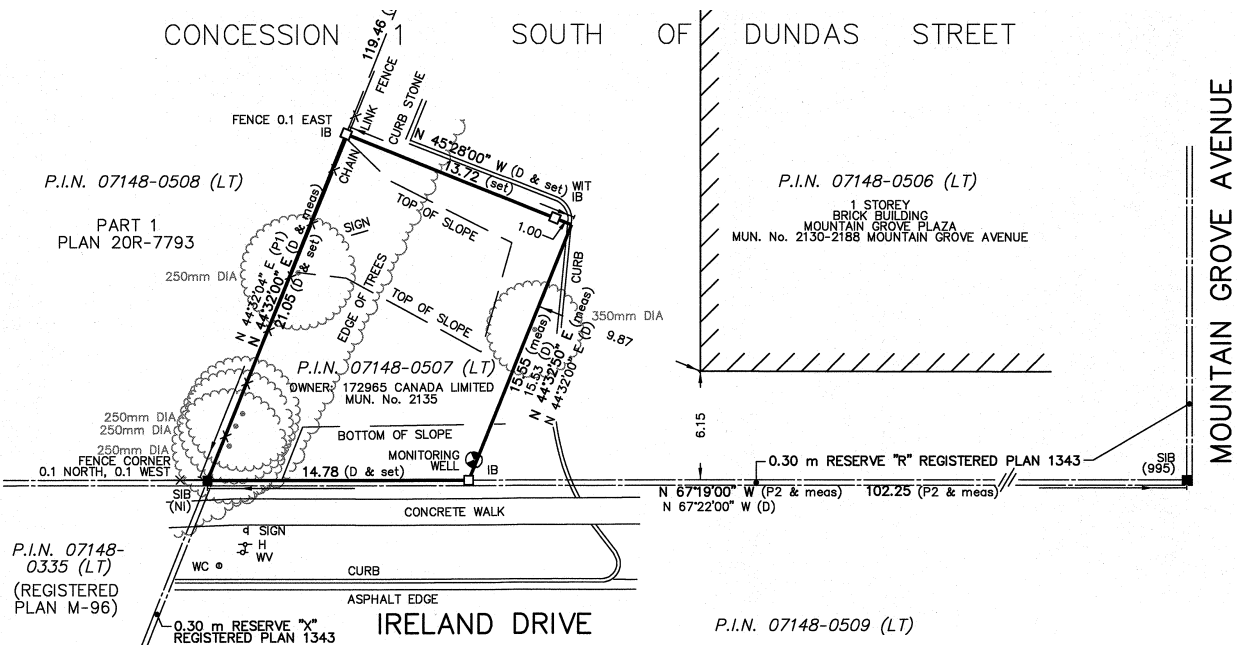
INVESTMENT HIGHLIGHTS

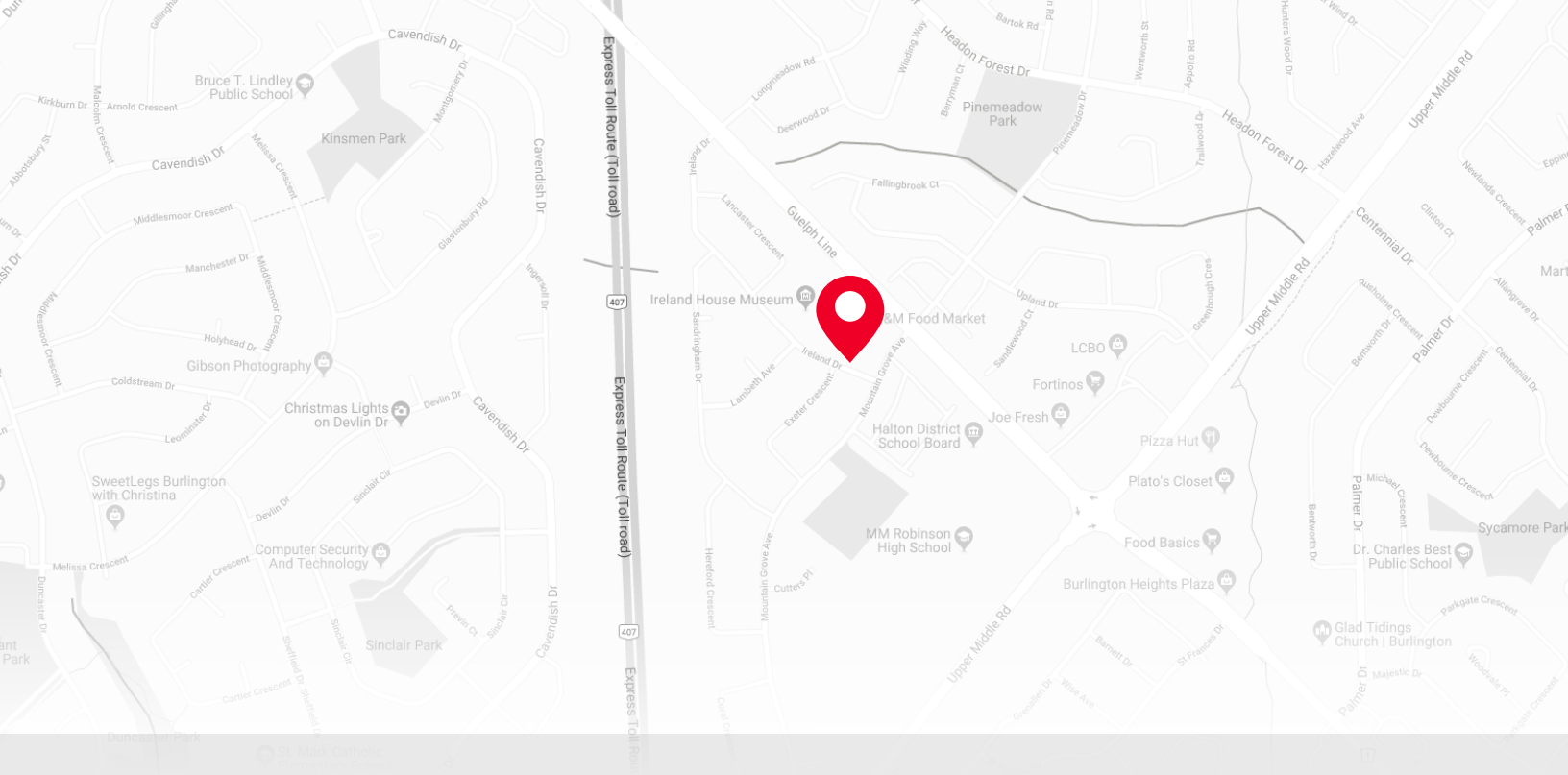
LOCATION & NEIGHBOURHOOD DESCRIPTION

The property is located within an established residential neighbourhood in Burlington mostly characterized by single family detached residential homes. Specifically, the site is immediately beside a grocery store (M&M Food Market) and other small retailers servicing the surrounding community. The property is just west of Highway 407 and east of the intersection at Guelph Line and Mountain Grove Avenue.

ASKING PRICE: \$65,000.00

SURVEY





OFFERING PROCESS

Imperial Oil Limited (Imperial) will consider the submission of Expressions of Interest (EOI) on Imperial's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's Standard Offer to Purchase (OTP).

EOI's are to be delivered to: **CUSHMAN & WAKEFIELD ULC, BROKERAGE**
c/o Dan Rogers & Jeff Lever
161 Bay Street, Suite 1500,
Toronto, Ontario, M5J 2S1

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

FOR MORE INFORMATION, CONTACT:

Dan Rogers**
 Senior Vice President
 Investment Sales
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 Associate Vice President
 Investment Sales
 416 359 2492
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**Cushman & Wakefield ULC,
 Brokerage**
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**Broker *Sales Representative