



410

ORENDA ROAD

HANSEN ROAD S

# FOR SALE

40B HANSEN ROAD S  
BRAMPTON, ON



**CUSHMAN &  
WAKEFIELD**

**GIL GORDON\*, SIOR**

Senior Vice President

905 501 6445

gil.gordon@cushwake.com

**MICHAEL YULL\***

Vice President

905 501 6480

michael.yull@cushwake.com

Cushman & Wakefield ULC, Brokerage  
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker



# FOR SALE

## 40B HANSEN ROAD S

BRAMPTON, ONTARIO



CUSHMAN & WAKEFIELD



### THE OPPORTUNITY

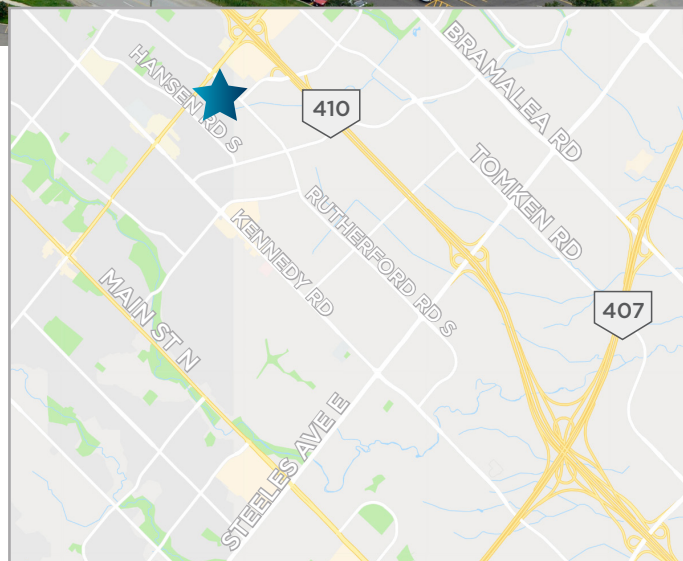
Currently used as a fitness centre with a physio therapy office, corporate office and banquet hall. The property can easily be converted to higher uses.

### PROPERTY DETAILS

- BUILDING SIZE:** 39,278 sf<sup>†</sup> on 2.55 acres (31% coverage ratio)
- ZONING:** M1-3186 (permitting fitness, corporate office & banquet hall uses)
- PARKING STALLS:** 179
- REALTY TAX:** \$97,330.49 (2018)
- OFFERING PRICE: \$7,800,000 (\$198 psf)**

### COMMENTS

- 2-Storey building with extra land
- Property to be sold vacant but is currently occupied
- <sup>†</sup>Basement not included in GFA



**GIL GORDON\*** SIOR  
Senior Vice President  
905 501 6445  
gil.gordon@cushwake.com

**MICHAEL YULL\***  
Vice President  
905 501 6480  
michael.yull@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE  
1 Prologis Blvd., Suite 300  
Mississauga, Ontario L5W 0G2  
cushmanwakefield.com

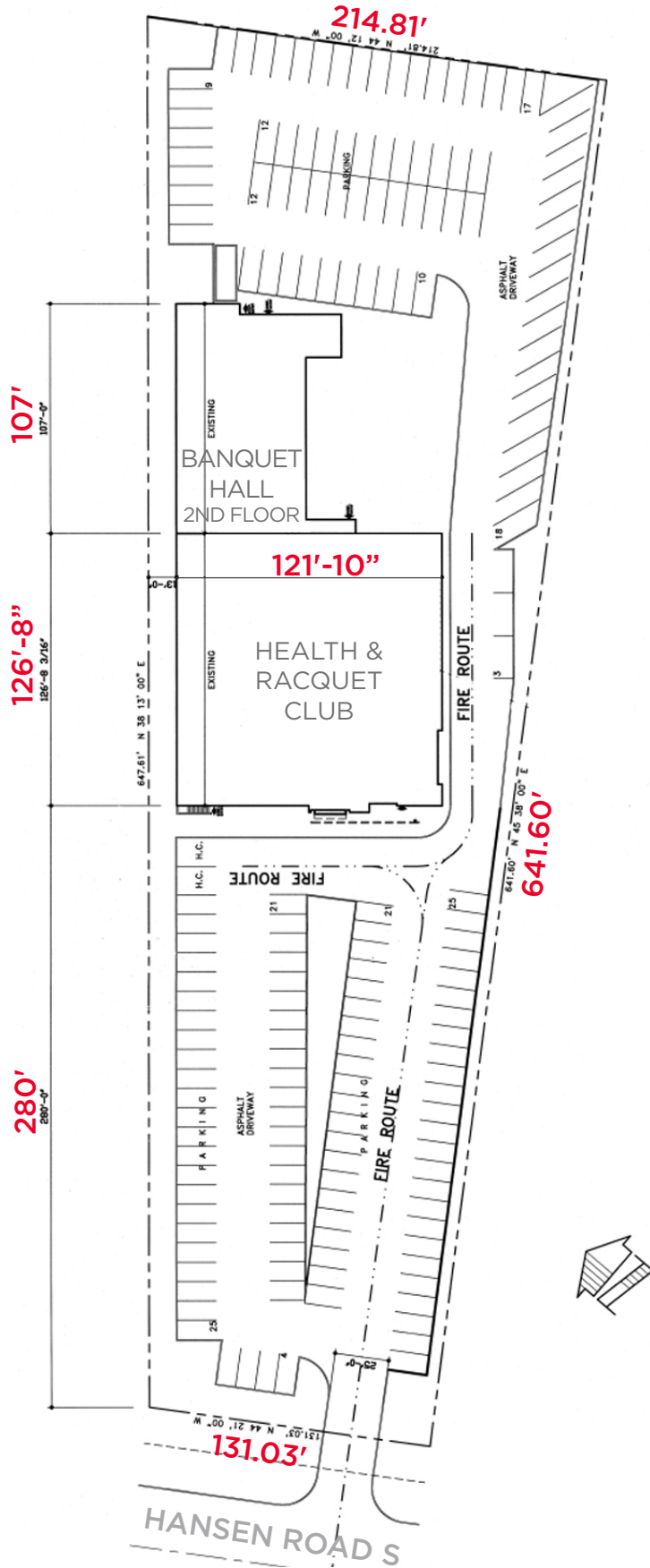
# 40B HANSEN ROAD S

BRAMPTON, ONTARIO



CUSHMAN & WAKEFIELD

## SITE PLAN







# 40B HANSEN ROAD S

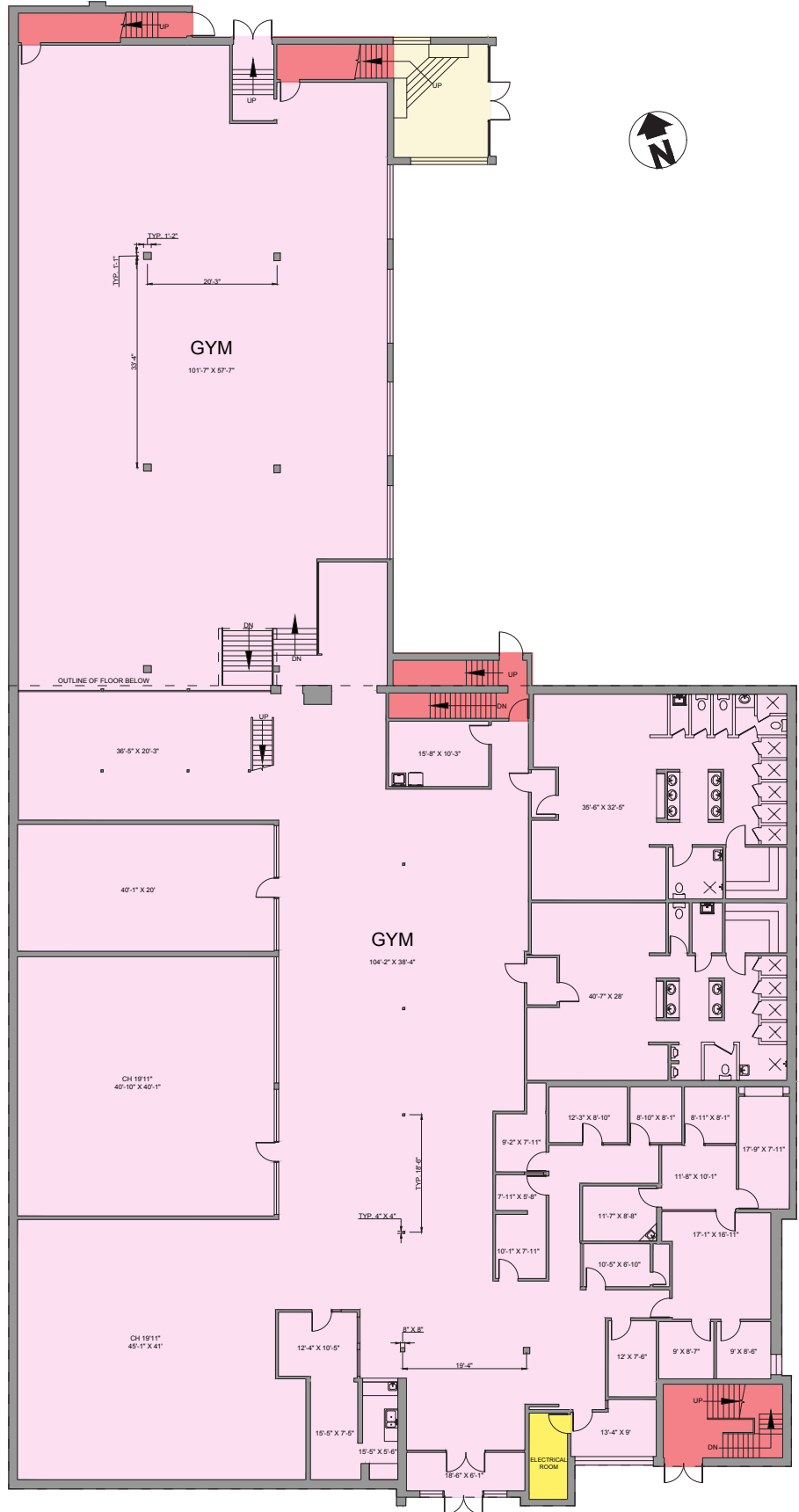
BRAMPTON, ONTARIO



CUSHMAN & WAKEFIELD

## FIRST FLOOR

-  STAIRWELL: 845 SF
-  GYM: 20,837 SF
-  BANQUET HALL: 311 SF
-  ELECTRICAL ROOM: 114 SF








# 40B HANSEN ROAD S

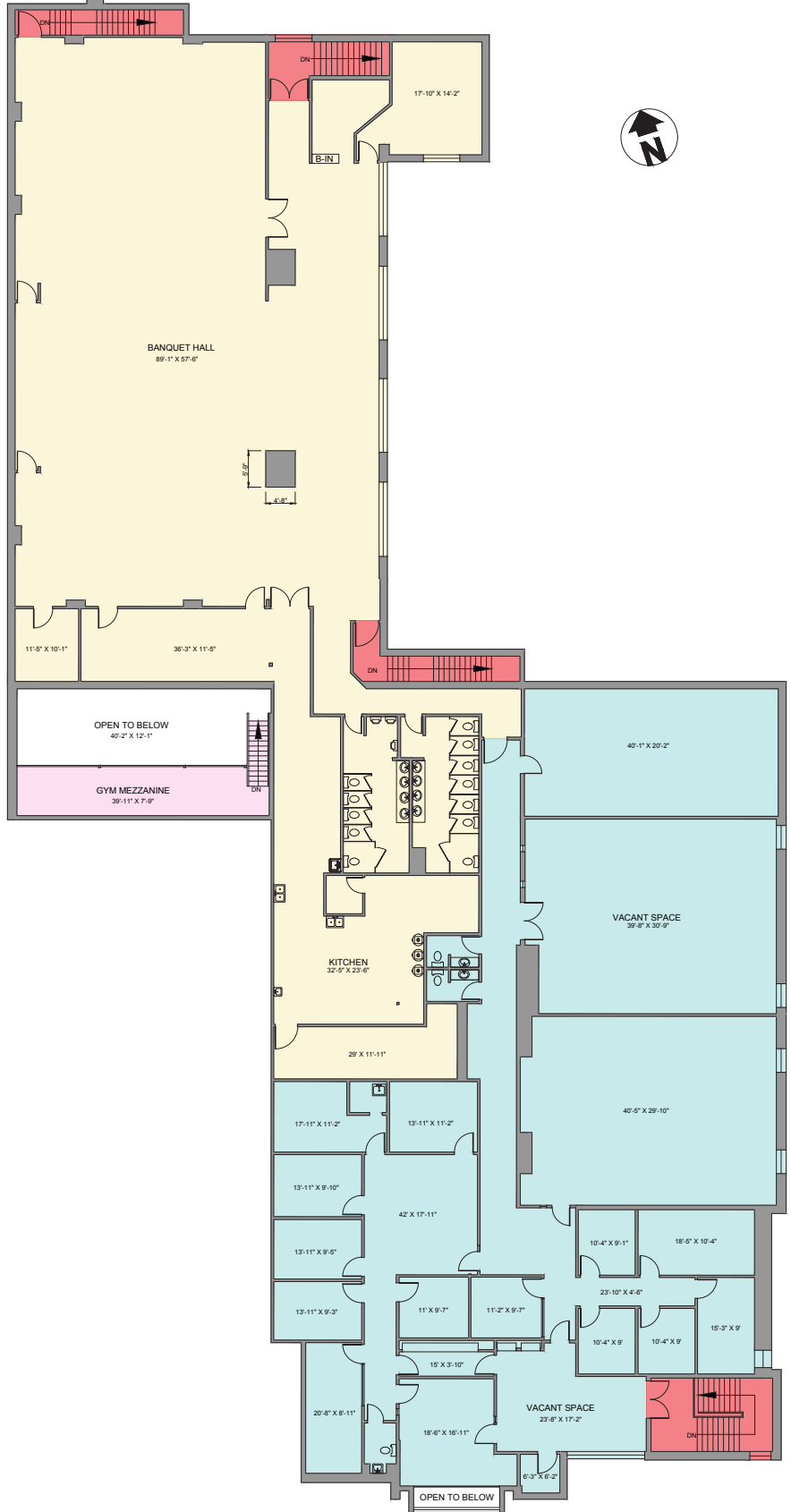
BRAMPTON, ONTARIO



CUSHMAN & WAKEFIELD

## SECOND FLOOR

-  STAIRWELL: 804 SF
-  GYM: 389 SF
-  BANQUET HALL: 8,245 SF
-  OFFICE: 7,733 SF



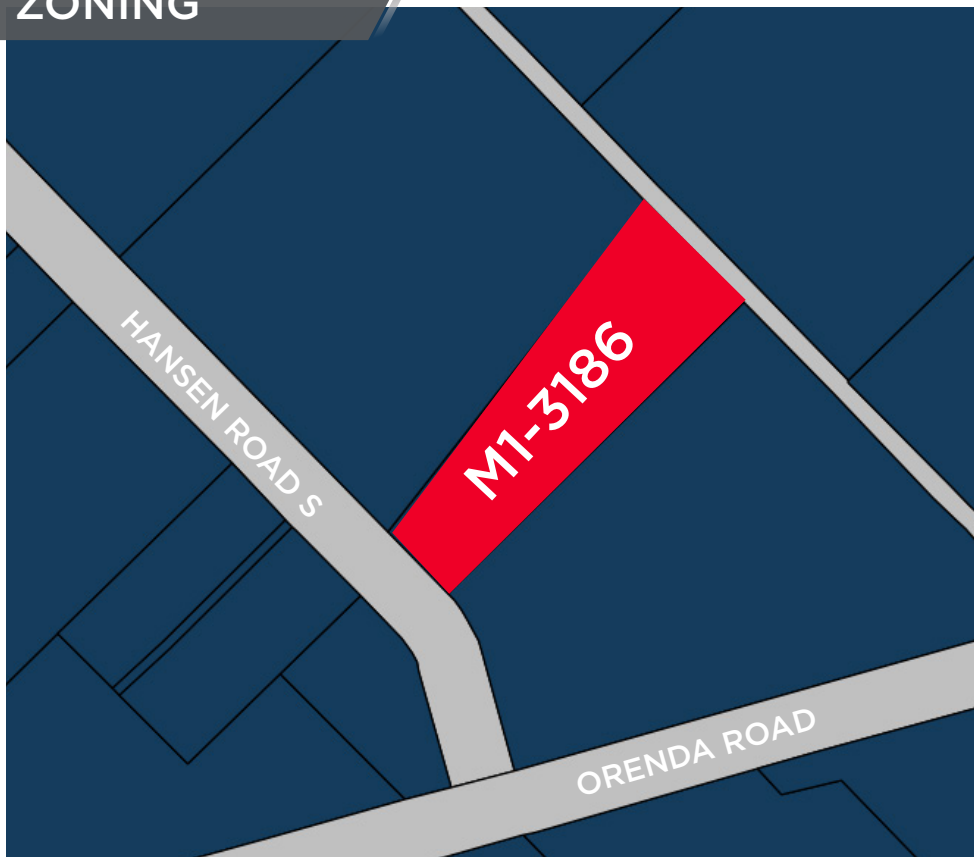
# 40B HANSEN ROAD S

BRAMPTON, ONTARIO



CUSHMAN &  
WAKEFIELD

## ZONING



 **M1-3186 ZONING**     **M2 ZONING**

M1-3186 zoning allows for the following uses:

1. Raquet ball, squash, and fitness facility. Any associated physiotherapy office is not to exceed 2,150 sf.
2. Corporate office (not to exceed 18,298 sf)
3. Banquet hall (not to exceed 9,472 sf)

**GIL GORDON\* SIOR**  
Senior Vice President  
905 501 6445  
gil.gordon@cushwake.com

**MICHAEL YULL\***  
Vice President  
905 501 6480  
michael.yull@cushwake.com

**CUSHMAN & WAKEFIELD ULC, BROKERAGE**  
1 Prologis Blvd., Suite 300  
Mississauga, Ontario L5W 0G2  
cushmanwakefield.com