

155-157 EAST DRIVE

BRAMPTON, ON

FOR SALE
USER/INVESTOR
OPPORTUNITY



**CUSHMAN &
WAKEFIELD**



// PROPERTY DETAILS



BUILDING SIZE: 14,144 SF



SHIPPING: 18 DRIVE-IN DOORS



NOI: \$375,000 (2025)



LOT SIZE: 1.40 ACRES



CEILING HEIGHT: 18' CLEAR



NUMBER OF UNITS: 5



REALTY TAX: \$34,198 (2025)

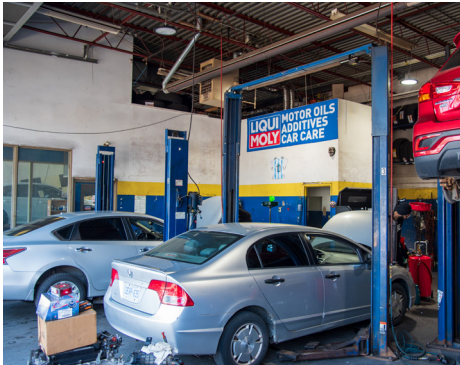
2 Multi-tenant industrial/automotive buildings, currently 100% occupied by
5 Tenants, ideal for user/investor or condominium conversion. Clean ESA available.

// SUMMARY OF TENANTS

TENANT	BUILDING NUMBER / UNIT	SIZE	LEASE EXPIRY	LANDLORD RIGHTS TO TERMINATE
 FLASHTECH AUTOMOTIVE	155	4,751	May 31st, 2030	90 Days
 SANTA MARIA RESTAURANT	157A	2,000	March 31st, 2030	90 Days
 ADANAC AUTOMOTIVE	157B	3,200	March 31st, 2030	90 Days
 FLASHTECH AUTOMOTIVE	157C	2,355	March 31st, 2030	90 Days
 JEET AUTO ZONE INC	157D	2,000	March 31st, 2030	90 Days

// PROPERTY PHOTOS

155 & 157C - FLASHTECH AUTOMOTIVE



157A - SANTA MARIA RESTAURANT

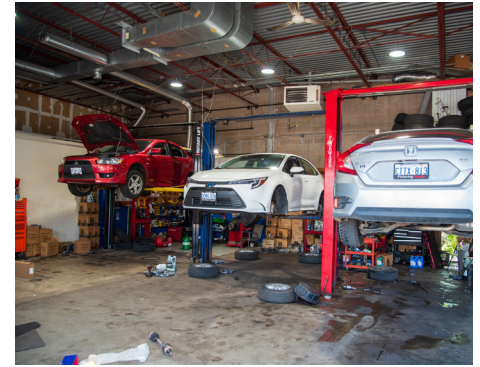


// PROPERTY PHOTOS

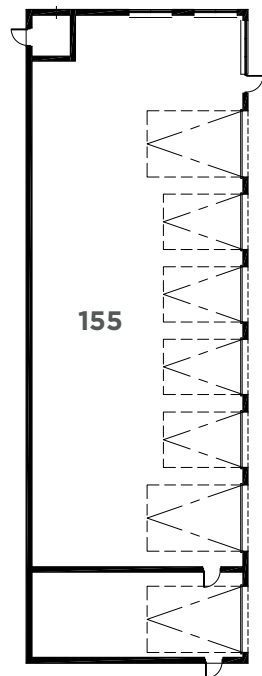
157B - ADANAC AUTOMOTIVE



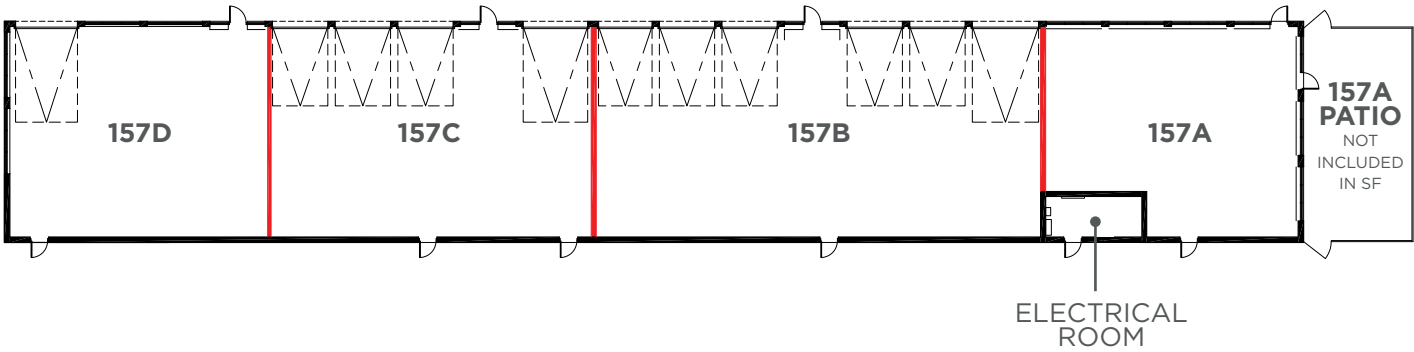
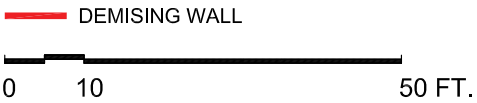
157D - JEET AUTO ZONE INC

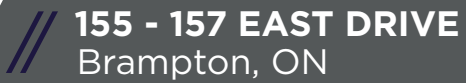


// FLOOR PLANS

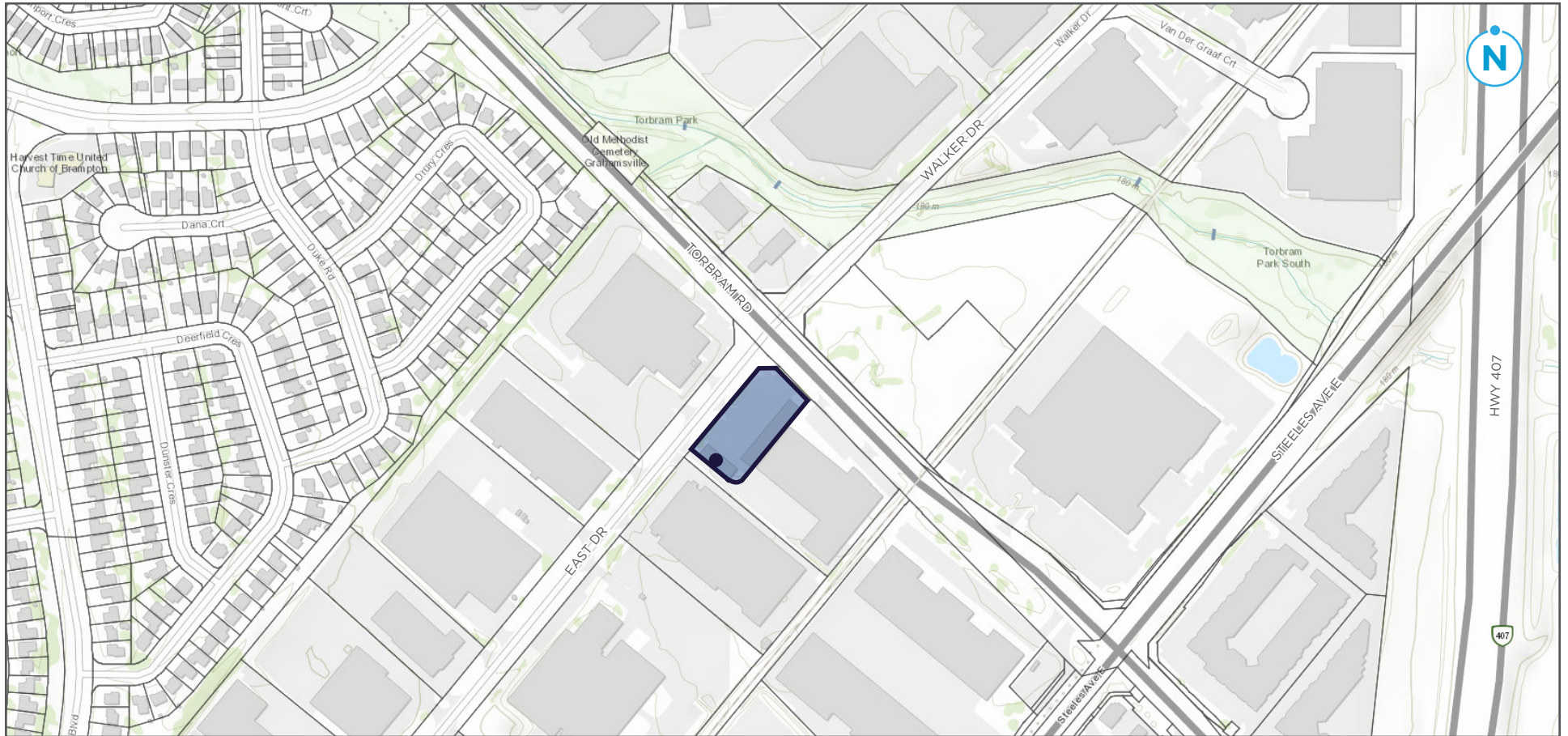


BUILDING	RENTABLE AREA
155	4,751 SF
157	9,393 SF
TOTAL	14,144 SF

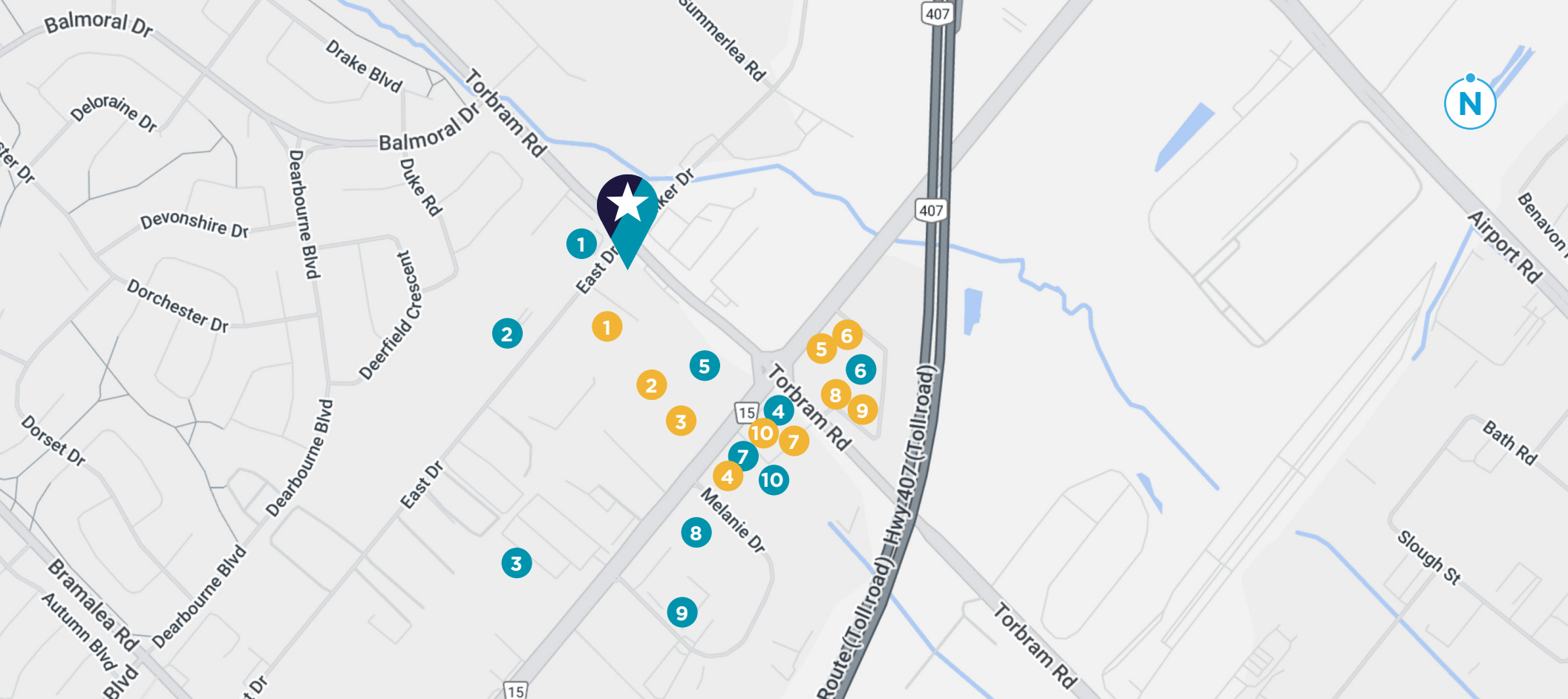




// ZONING MAP



M2 INDUSTRIAL ZONING



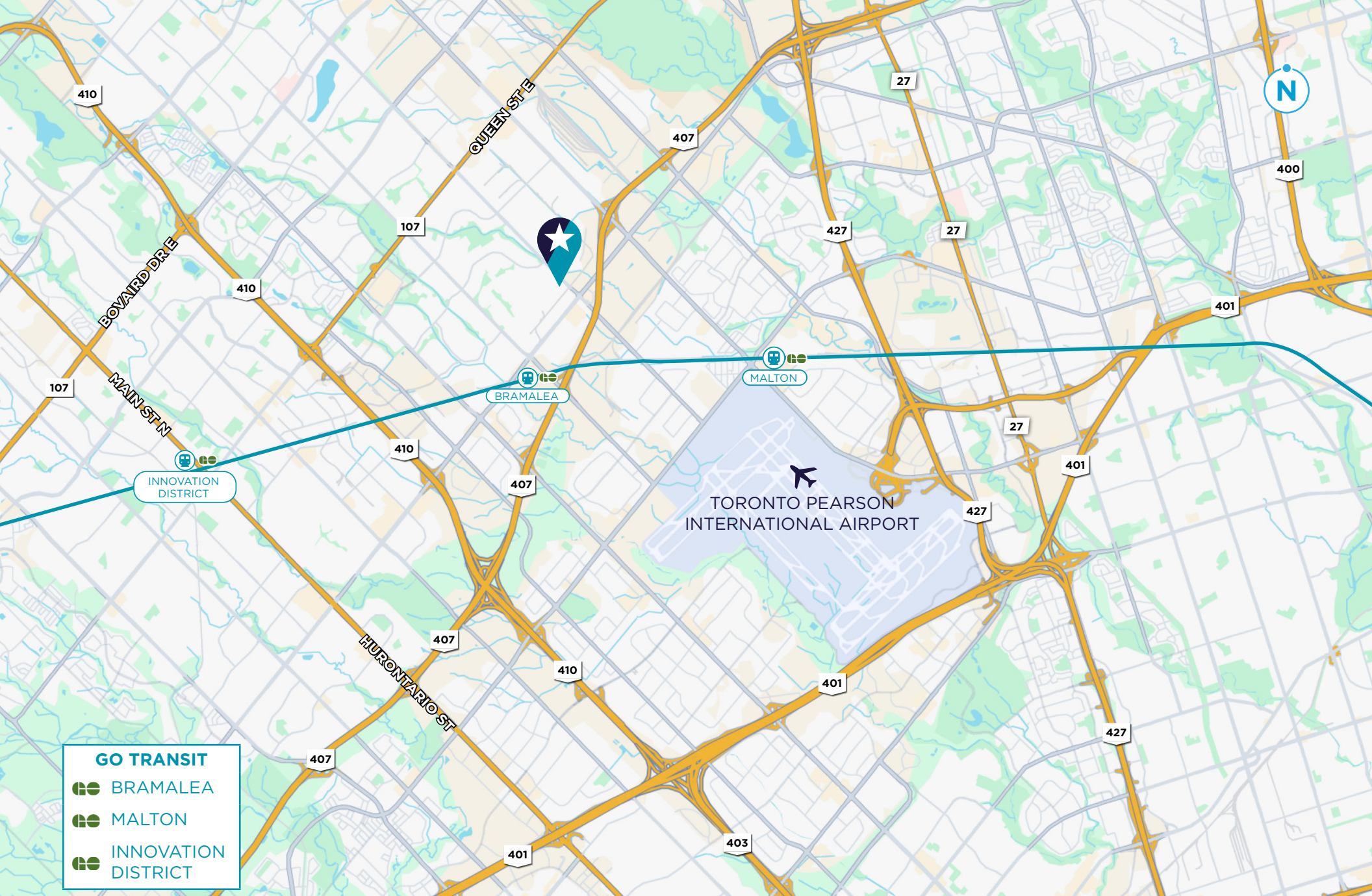
// AMENITIES MAP

RESTAURANTS

- | | |
|----------------------------------|------------------------------|
| 1. Street Chataka | 6. Sanjhi Rasoi |
| 2. BDS Food Service | 7. Tim Hortons |
| 3. Kwaliti Sweets and Restaurant | 8. Pannu's Dining & Desserts |
| 4. Tandoori Style Restaurant | 9. Taza Tasate |
| 5. MoMos 'N Wok | 10. McDonald's |

SHOPS

- | | |
|--|-----------------------------|
| 1. U-Haul Moving & Storage of Bramalea | 6. Sacha Sauda Plaza |
| 2. Transcontinental Brampton | 7. Majha Malwa Doaba |
| 3. AAR Plumbing & Heating Supply | 8. India Sajawat & Puja Hut |
| 4. Circle K | 9. Tire World |
| 5. Hardwood Giant | 10. Robin's Autoparts |



GO TRANSIT

- BRAMALEA
- MALTON
- INNOVATION DISTRICT

// TRANSPORTATION MAP

155-157 EAST DRIVE

BRAMPTON, ON



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