

# JUST LISTED

220 ADVANCE BLVD,  
BRAMPTON, ON L6T 4J5



## FEATURES

**Property Type:** Freestanding Office Building

**Total Building Area:** Approx. 18,026 sq. ft.

**Lot Size:** Approx. 1.38 acres

**Zoning:** Commercial M1

LOCATED WITHIN THE BRAMPTON STEELES INDUSTRIAL/ COMMERCIAL CORRIDOR - A WELL-ESTABLISHED BUSINESS AREA AND PROXIMITY TO MAJOR HWYS - 407, 410, 401, 403

# \$9,990,000



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### EXECUTIVE SUMMARY

220 Advance Blvd, Brampton presents a rare opportunity to acquire a well-maintained, professionally presented, freestanding office building in one of Brampton's high-demand commercial corridors. Situated on a generous 1.38-acre corner lot with frontage on two streets, this property offers strong visibility, flexible functionality, ample parking, and excellent connectivity to major GTA transportation routes.

The building spans approximately 18,026 sq. ft. and is currently configured into four self-contained office units of approximately 4,500 sq. ft. each, allowing for multiple ownership and income strategies. An investor may lease all four units for income potential, while an owner-user may occupy part of the building and lease the remaining units to offset carrying costs and build long-term equity.

A key highlight is the future expansion potential, with the possibility of adding a third level, extending the building, subject to required municipal approvals. This creates an attractive value-add opportunity for purchasers looking to increase leasable square footage and enhance long-term asset value.

### INVESTMENT HIGHLIGHTS

1. Freestanding Corner Building
2. Approx. 18,026 Sq. Ft. of Flexible Office Space
3. Four Self-Contained Office Units - approximately 4,500 sq. ft. each
4. 1.38-Acre Lot with Surface Parking
5. Expansion Opportunity - add a third level, extending the building (subject to approvals)
6. Excellent GTA Connectivity
7. Close to Toronto Pearson International Airport
8. Ideal for Investor or End User



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