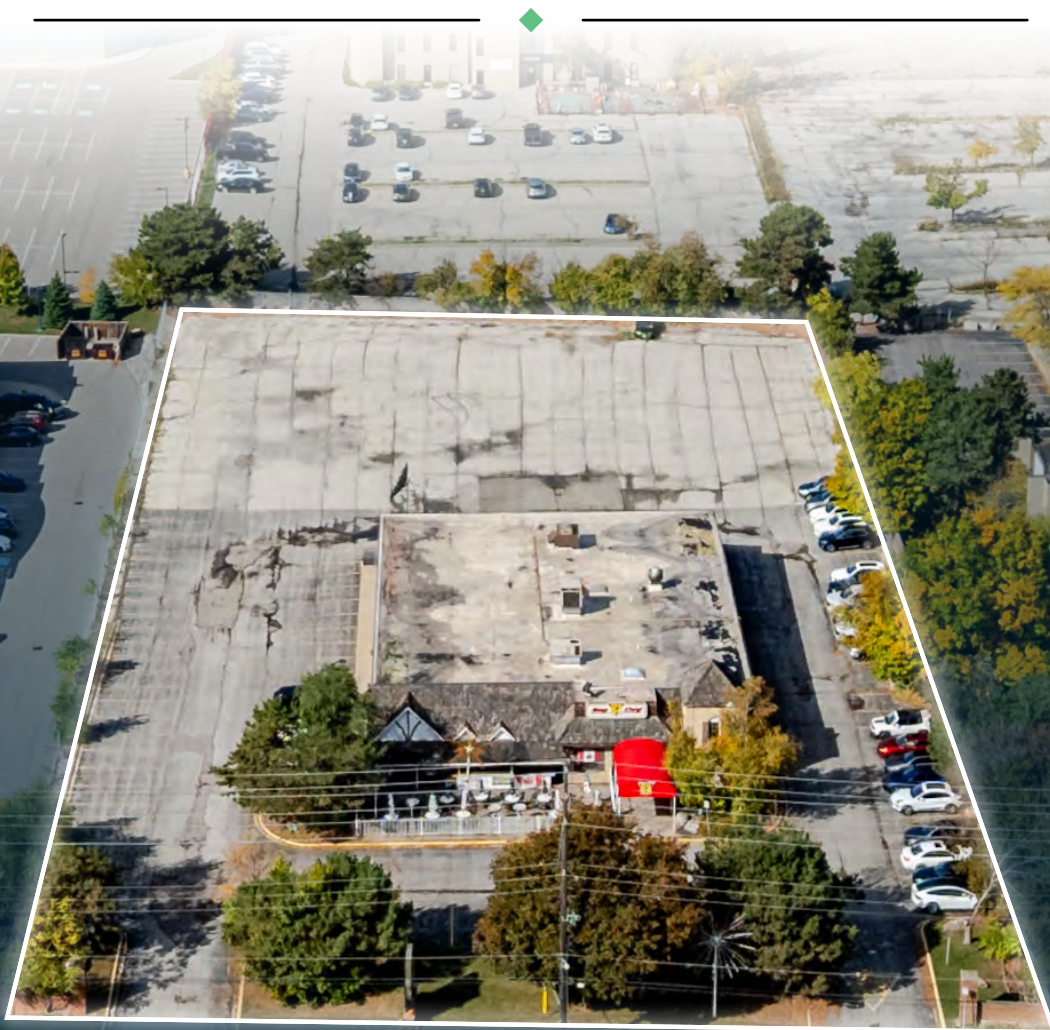


FOR SALE

3345

HARVESTER ROAD

BURLINGTON, ON



Extremely Rare Offering! 10,080 Sq. Ft. on 1.99 Acres
High Profile Burlington Location



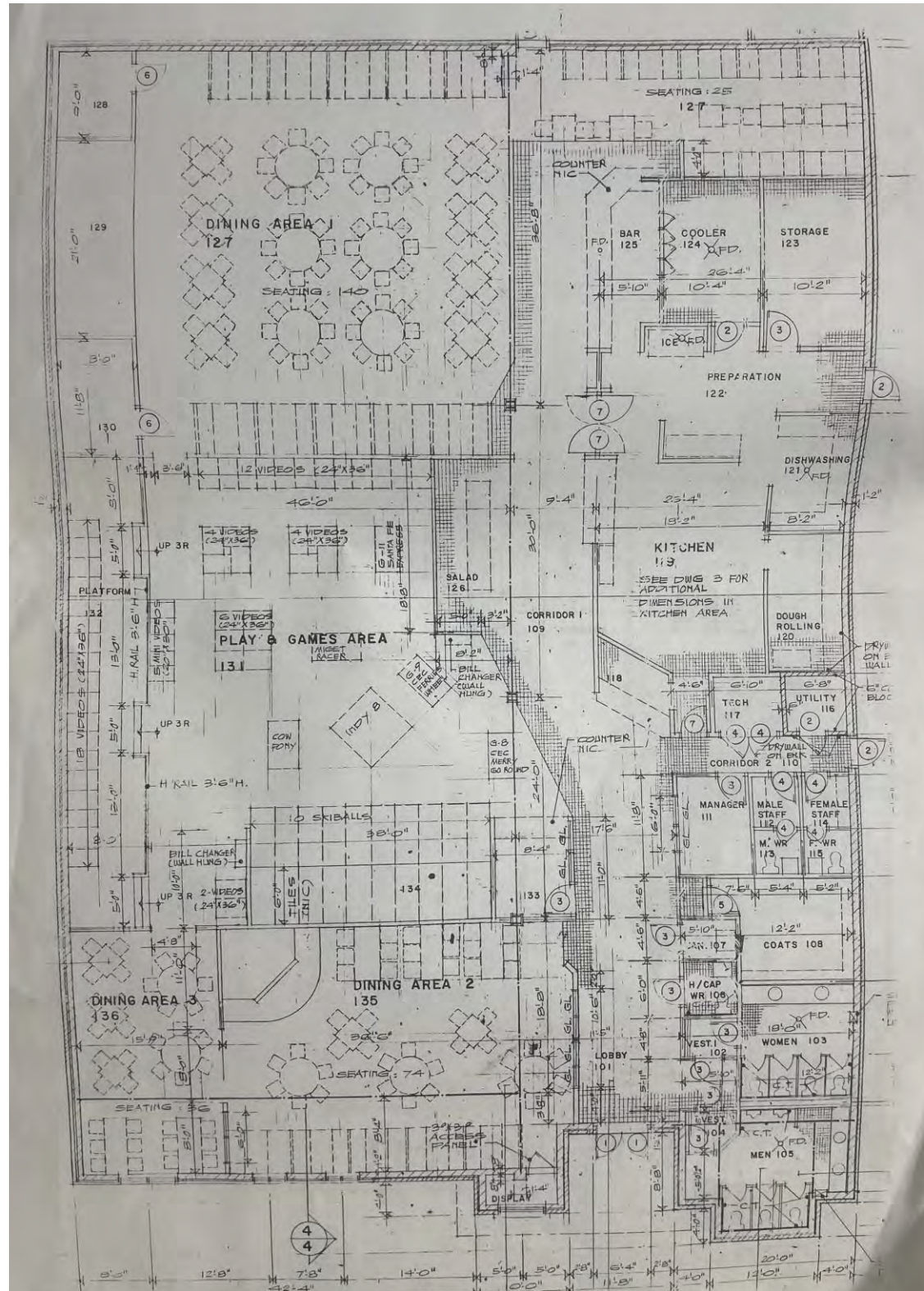
https://lucselect.com/
2022/07/03/BC1_Part-3-
Employment_Zones.pdf?fbclid=IwAR122694

PROPERTY DETAILS

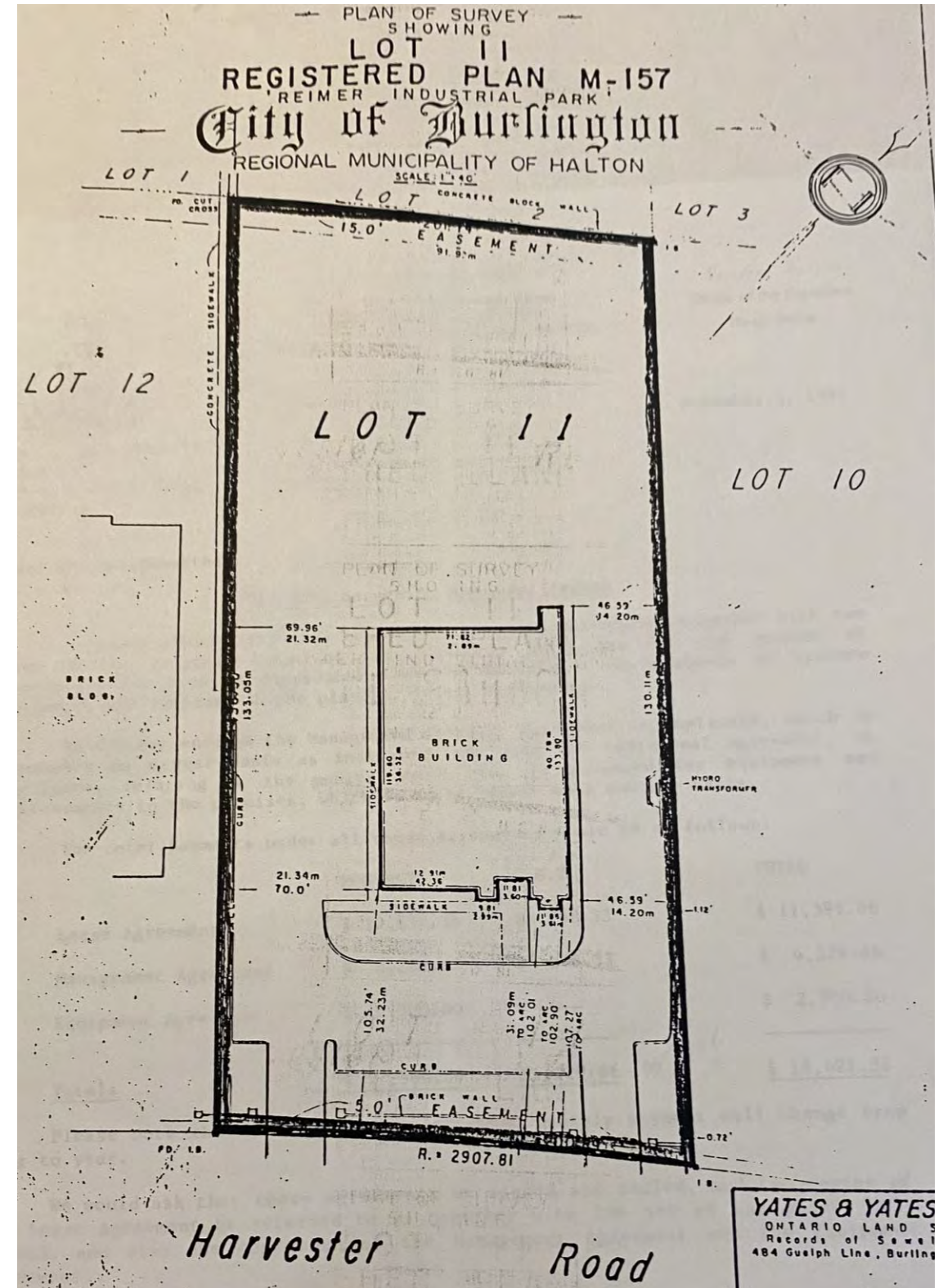
Sale Price	\$6,295,000	Shipping	1 Grade Door
Total Size	10,080 Sq. Ft.	Zoning	BC-1
Lot Size	1.99 Acres	Property Taxes	\$55,763.97 (2025)
Clear Height	13'	Power	1000 A

- Rare opportunity to acquire a well maintained freestanding industrial building in core Burlington location
- New roof in 2018
- ±176 parking stalls
- BC-1 zoning allows a wide variety of uses including (but not limited to) industrial, office, medical, service commercial and some automotive
- Club 54 - Operating business potentially available (open to discussion)
- Potential leaseback (open to discussion) with flexible term
- VTB financing possible

FLOOR PLAN



SURVEY



TRANSIT & AMENITIES

- Site Location**
3345 Harvester Road

- Burlington Transit Route**
1 - Plains-Fairview
- Burlington Transit Route**
4 - Central
- Burlington Transit Route**
50 - Burlington South
- Burlington Transit Route**
51 - Burlington Northeast
- Burlington Transit Route**
81 - North Service

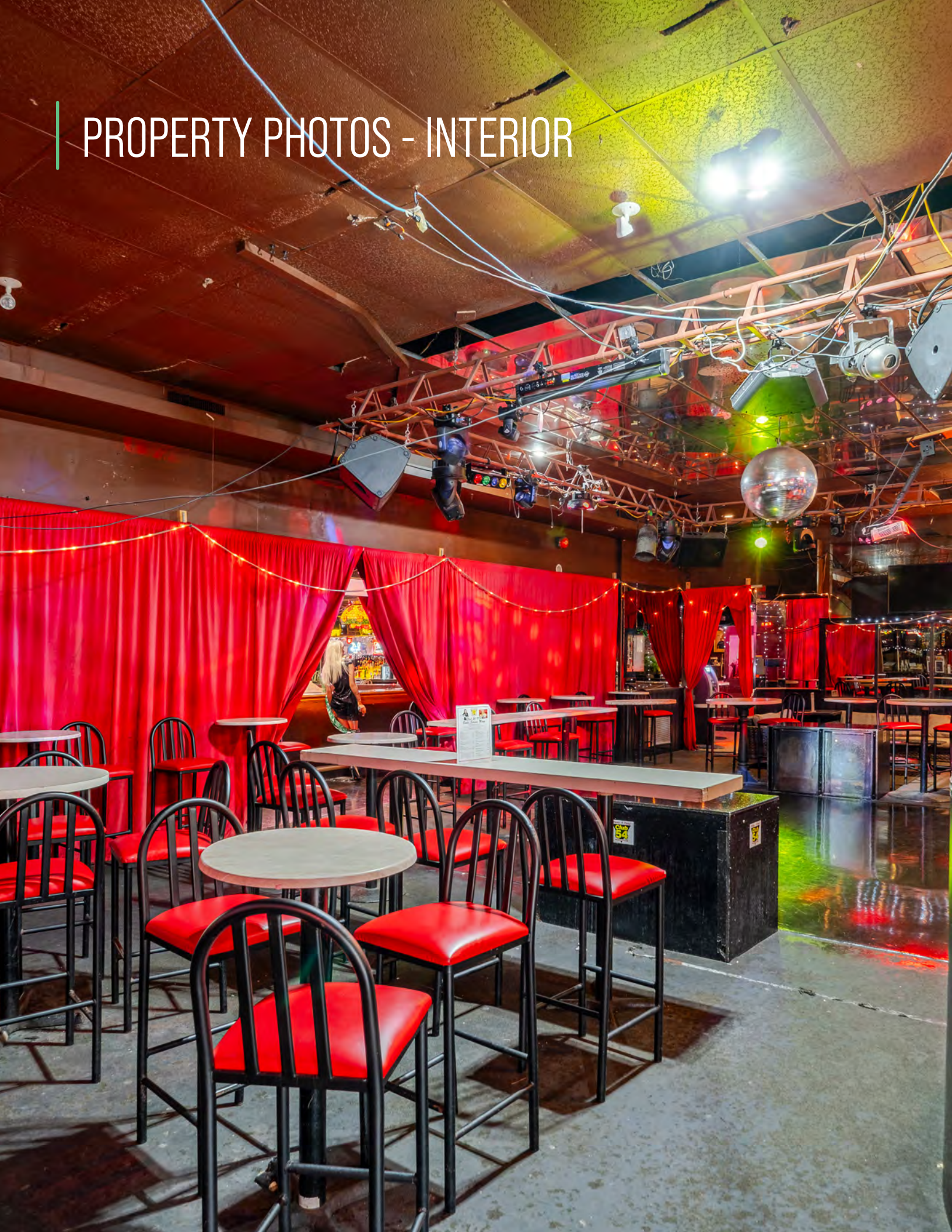
- Burlington GO Station**
- GO Train Route**
Lakeshore West



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



FOR SALE

3345

HARVESTER ROAD

BURLINGTON, ON

Contact us, for more information:

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Associate Vice President

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