

RETAIL & OFFICE CONDOS FOR SALE

CBRE

Paradigm Grand

2071-2097 Fairview Street, Burlington
Delivery Q3 2027



RETAIL UNITS FOR SALE

Unit Number	Unit Size (Sq. Ft.)	Asking Price
1	3,718	\$2,788,000
2	2,109	\$1,580,000
3	2,802	\$2,030,000
4	771	\$615,000
5	1,644	\$1,235,000

Unit Number	Unit Size (Sq. Ft.)	Asking Price
6	2,315	\$1,735,000
7	1,869	\$1,400,000
8	1,427	\$1,035,000
9	1,515	\$1,100,000
Estimated Occupancy Date		
Q3 2027		

Estimated Retail Condo Fees

\$6.07 Per Sq. Ft. Per Year

Condominium fees are calculated on a per square foot basis using the total annual condominium contribution for each unit, which includes the unit's proportionate share of common areas

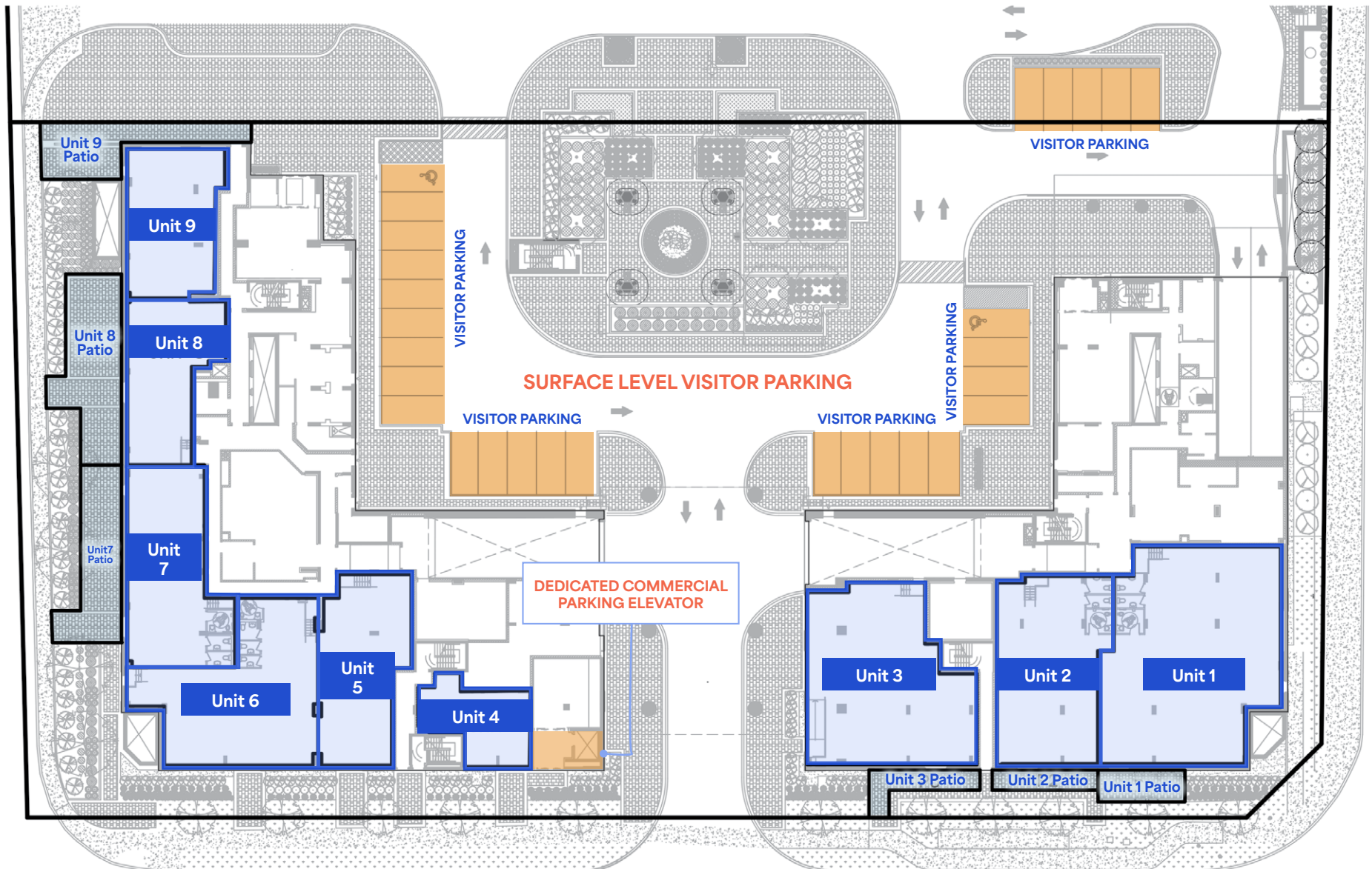
Parking Space

1 Underground Parking Stall Included in the Purchase Price Per Retail Unit



GROUND FLOOR SITE PLAN

RETAIL & PARKING



FAIRVIEW STREET

UNDERGROUND PARKING PLAN

RETAIL/OFFICE PARKING
VISITOR PARKING

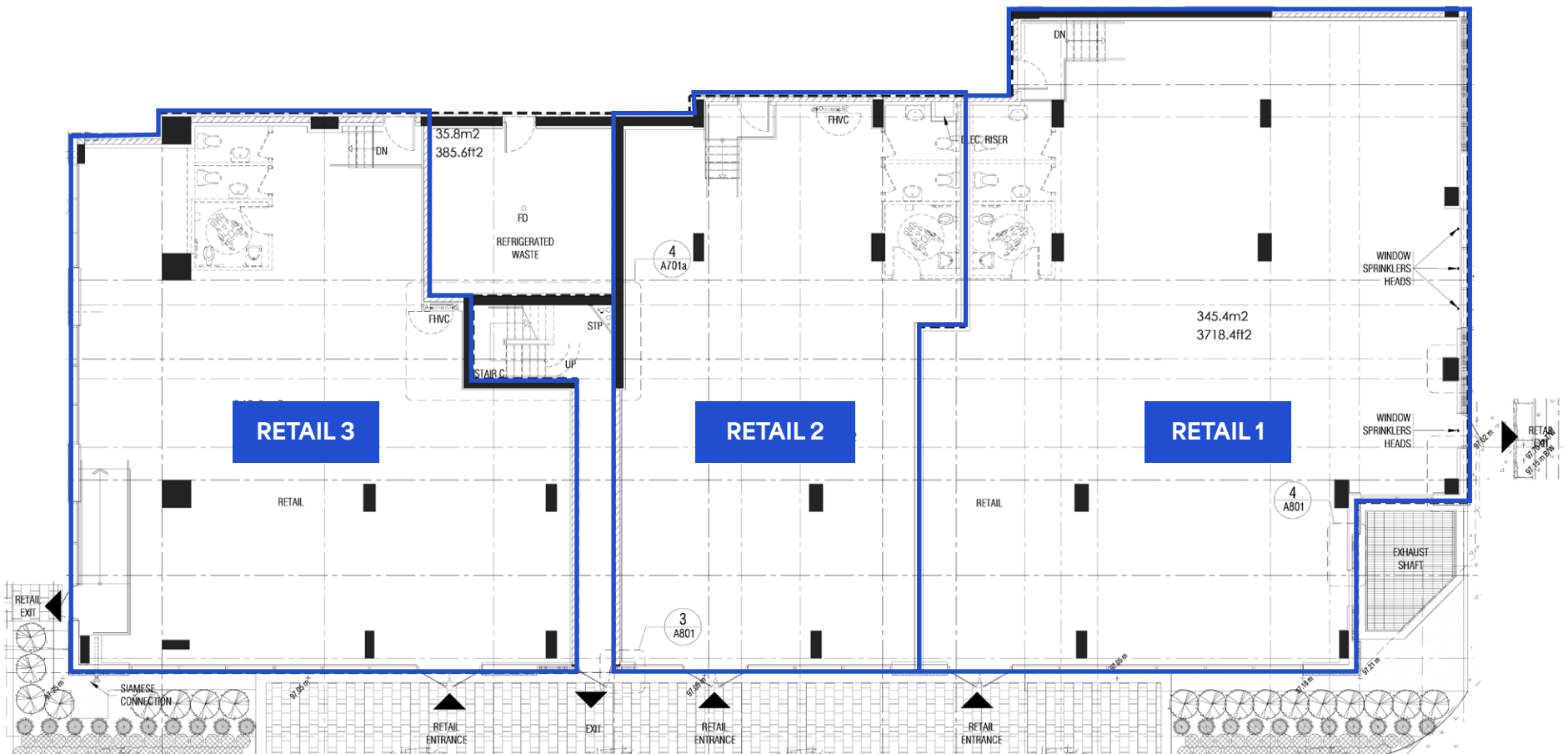


* Subject to change

UNIT FLOOR PLANS

RETAIL UNIT

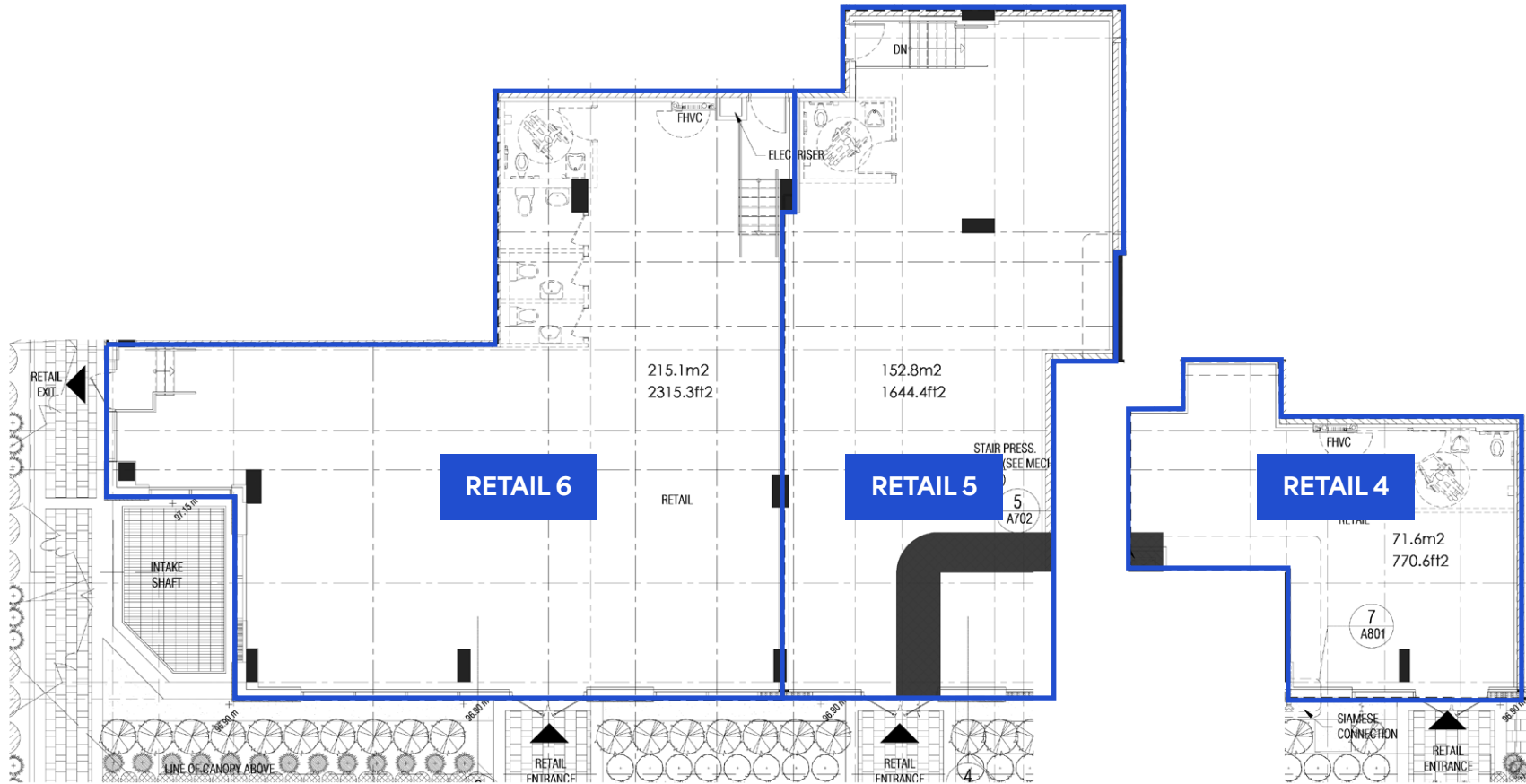
Retail Unit 3	Retail Unit 2	Retail Unit 1
2,802 Sq. Ft	2,109 Sq. Ft	3,718 Sq. Ft



UNIT FLOOR PLANS

RETAIL UNIT

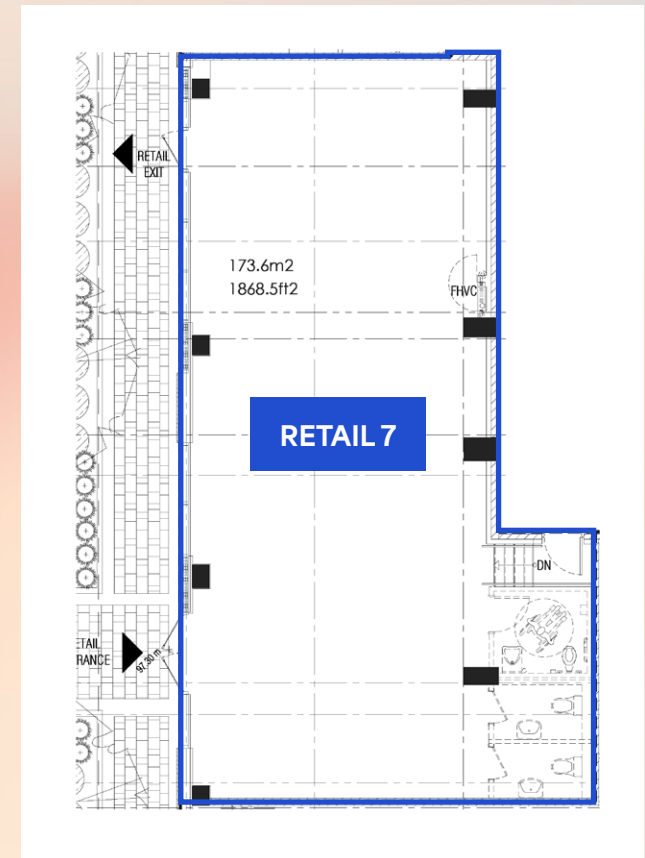
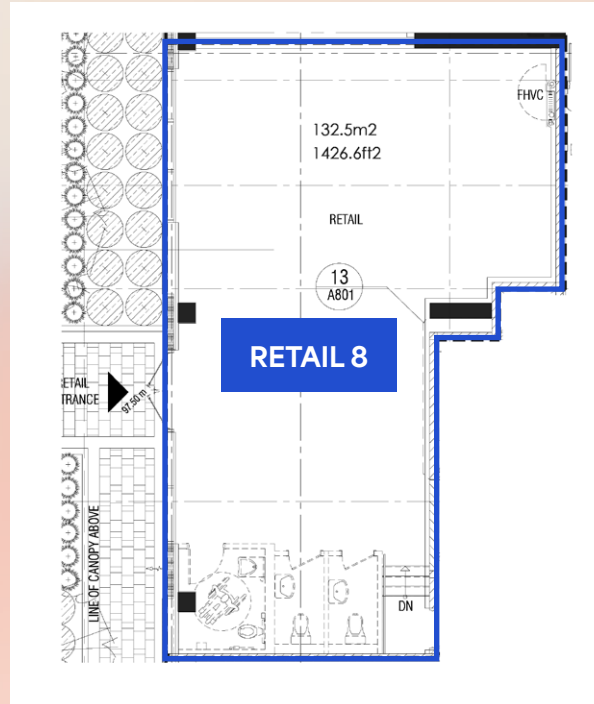
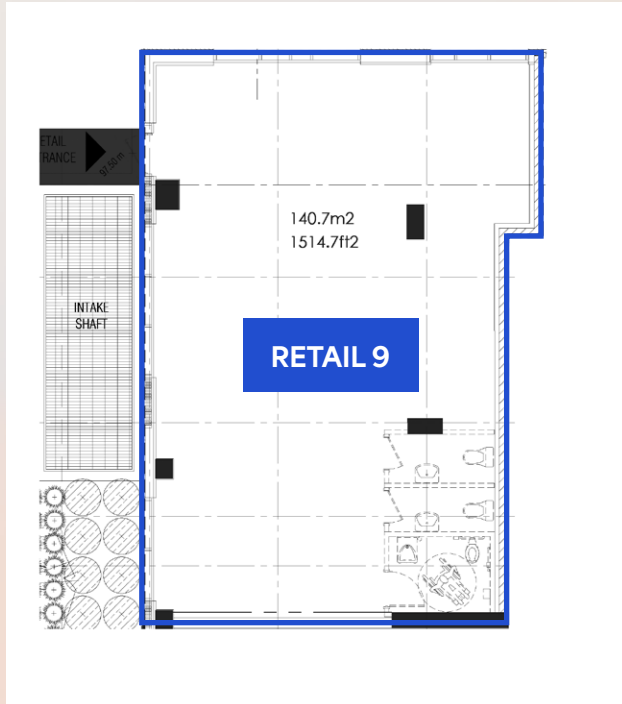
Retail Unit 6	Retail Unit 5	Retail Unit 4
2,315 Sq. Ft	1,644 Sq. Ft	771 Sq. Ft



UNIT FLOOR PLANS

RETAIL UNIT

Retail Unit 9	Retail Unit 8	Retail Unit 7
1,515 Sq. Ft	1,427 Sq. Ft	1,869 Sq. Ft



SECOND FLOOR OFFICE UNITS FOR SALE

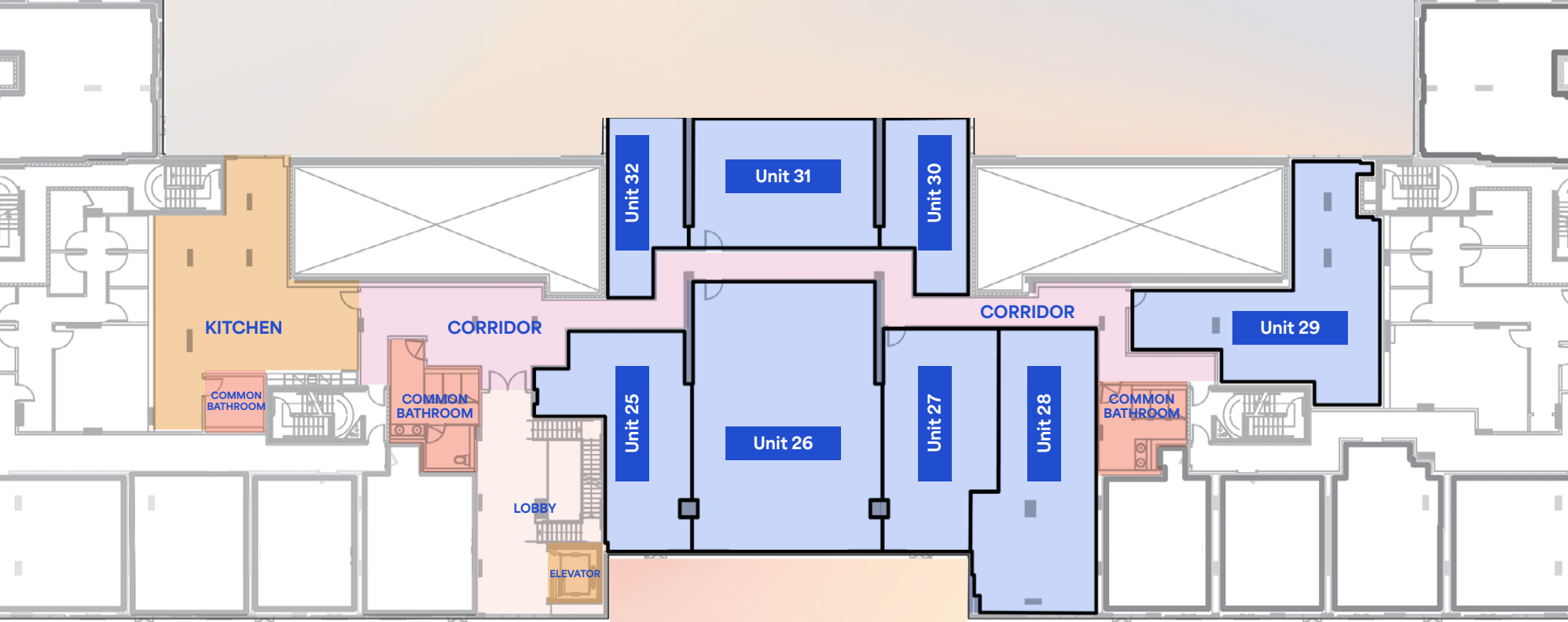
Unit Number	Unit Size (Sq. Ft.)	Asking Price
32	435	\$325,000
31	792	\$540,000
30	478	\$360,000
25	755	\$540,000
26	1,588	\$1,135,000
27	751	\$540,000
28	989	\$710,000
29	1,120	\$690,000

PARKING	1 Parking Stall Included/Office Unit Additional Parking Stalls For Sale (\$50,000/stall) Surface Parking Available
CONDO FEES	\$6.84/sf Annual (2026 estimate) Condominium fees are calculated on a per square foot basis using the total annual condominium contribution for each unit, which includes the unit's proportionate share of common areas
OCCUPANCY DATE	Q3 2027 (Estimated)



SECOND FLOOR SITE PLAN OFFICE

GROUND FLOOR
PARKING/COURTYARD



Note: Common Areas include Kitchenette, Washrooms, Corridor, Lobby & Elevator.

FAIRVIEW STREET

PROJECT UPDATE - 2026 APRIL

PARADIGM GRAND
PHASE 1

PARADIGM GRAND
PHASE 2

FAIRVIEW ST



SECOND FLOOR
OFFICE SPACE

GROUND FLOOR
RETAIL UNIT 1-6



GROUND FLOOR
RETAIL UNIT 7-9



Walmart

GO

FAIRVIEW ST

LOCATION & AMENITIES



COSTCO WHOLESALE
 LAIFITNESS.
 LA Z BOY
BEST BUY
Sobeys
 Michaels
SILVERCITY
 Tim Hortons

Tim Hortons
SUBWAY

Red Lobster
 Wendy's

Burlington CENTRE
Bell
 CANADA POST POSTES CANADA
Mark's
CANADIAN TIRE **PET SMART**
HOMESENSE SPORT CHEK
Irresistible finds. Exceptional prices.
DOLLARAMA \$1
KFC
Indigo WINNERS



PARADIGM
 Steps from Burlington GO
 Your commute, simplified

Walmart

CIBC
SWISS CHALET
 ROTISSERIE & GRILL
value village

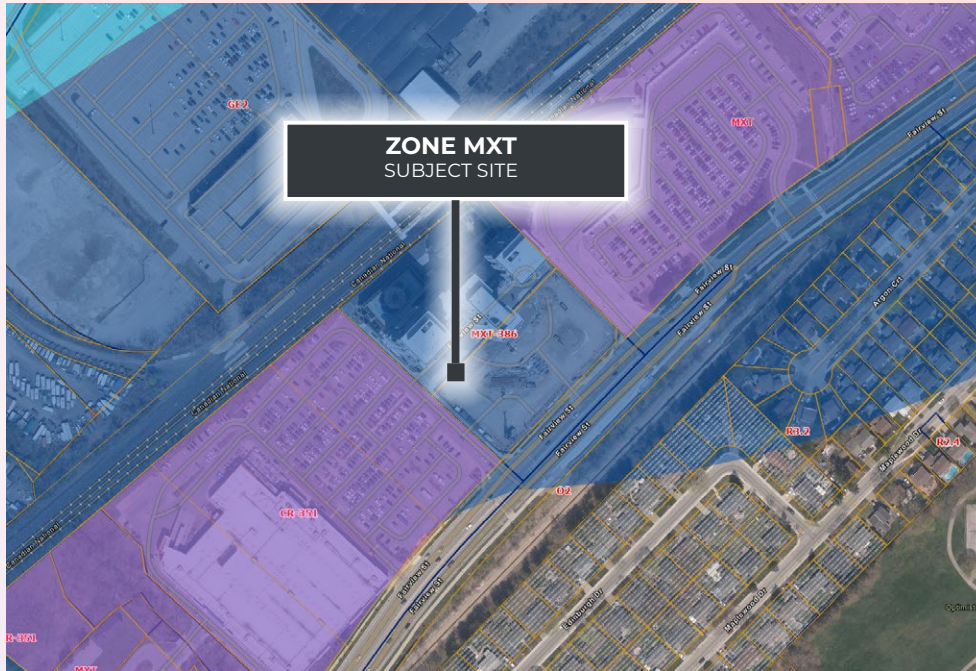
FORTINOS
IKEA

Longo's


 DAILY TRAFFIC COUNT
38,328
 FAIRVIEW STREET

DRIVE TIME
 12 MINUTES TO APPLEBY GO STATION
 5 MINUTES TO MAPLEVIEW
 8 MINUTES TO HWY QE/403
 6 MINUTES TO HWY 407
 6 MINUTES TO DOWNTOWN BURLINGTON

Zoning & Permitted Uses



Burlington at a Glance

Strategically located just 45 minutes from Toronto, Burlington offers a powerful mix of economic infrastructure, skilled talent, and natural beauty. Ideal placement offers access to major highways and airports. Businesses thrive alongside vibrant amenities—waterfront parks, dining, arts, and top-tier schools—creating an environment that attracts both talent and clientele. Burlington delivers long-term value for investors and end-users alike.

PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

- Retail Commercial
- Convenience/Specialty Foods Store
- All Office Uses

CLICK TO VIEW
ZONE MXT(P. 3)
PERMITTED USES

CLICK TO VIEW
CITY OF BURLINGTON
ZONING DEFINITIONS

	1KM	3KM	5KM	10KM
TOTAL POPULATION 2025	7,450	61,035	116,076	280,541
POPULATION GROWTH 2025-2030	2.3%	0.8%	1.1%	3.0%
DAYTIME POPULATION 2025	7,538	72,954	127,942	298,927
HOUSEHOLD INCOME 2025	\$122,025	\$149,659	\$171,058	\$173,413
TOTAL WORKFORCE 2028 ESTIMATES	6,433	52,616	98,747	236,546
MEDIAN AGE 2025 ESTIMATES	39.4	45.9	44.7	41.9

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

*BUYER/TENANT ARE RESPONSIBLE FOR CONFIRMING ITS USE WITH CONDO BOARD.



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