



36 Salem Rd S, Unit 2, Ajax, ON

Prime Retail Location!

Central location just south of Durham Centre and near the intersection of Kingston Road E and Salem Rd S.

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Property Overview



Ideal Location Near Costco, Walmart, Home Depot and Canadian Tire



Signage Opportunity on Salem Rd



Fully Built Out with Plumbing



Perfect Location for Personal Services



Prime Retail Opportunity with High Visibility



14 Shared Parking Stalls at Rear of Property

36 Salem Road South, Unit 2 is a prime retail location close to one of the most heavily trafficked streets in Ajax. This bright and inviting unit is an incredible retail opportunity.

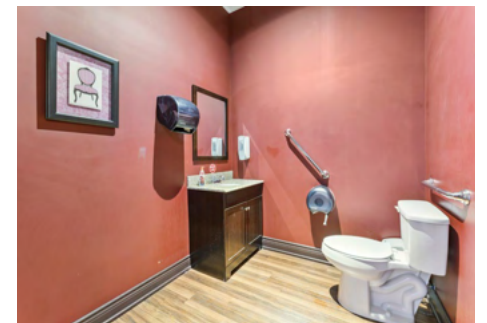
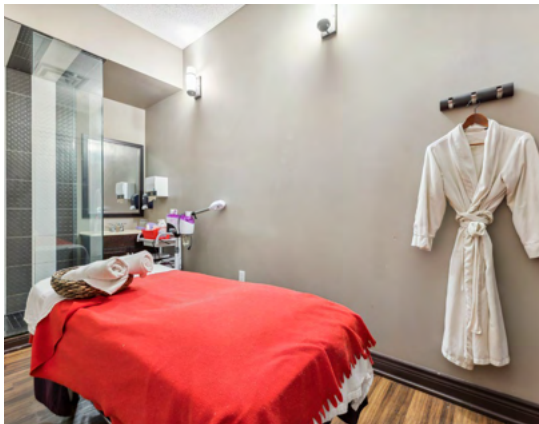
Fronting on Salem Rd S with 14 shared parking stalls at the rear. This unit was formerly a spa and would be perfect for a personal services business.

Address	36 Salem Rd S, Unit 2, Ajax, ON
Location	Near the intersection of Kingston Rd E & Salem Rd S beside Durham Centre
Rentable Area	2,447 SF
Net Rent	Contact listing agent
Estimated Annual Additional Rent	\$13.17 PSF (2023) (Excluding tenant hydro)
Available	August 1, 2023

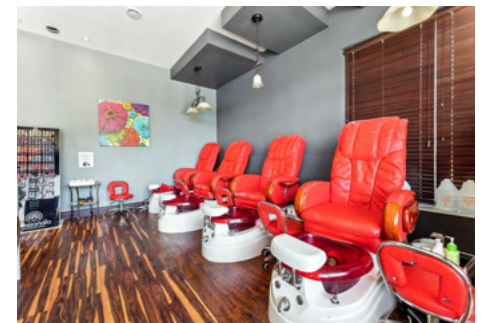
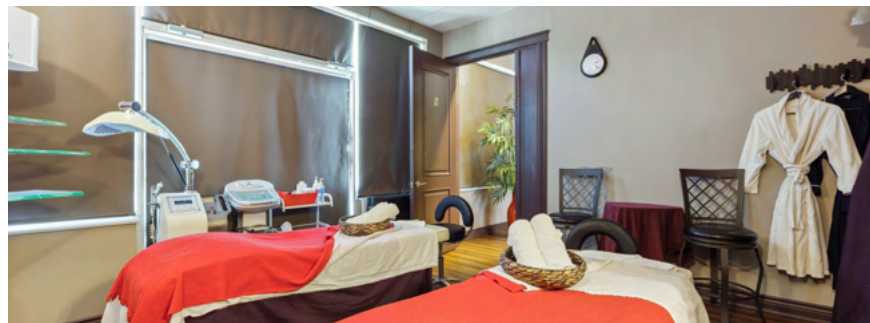


Virtual Tour

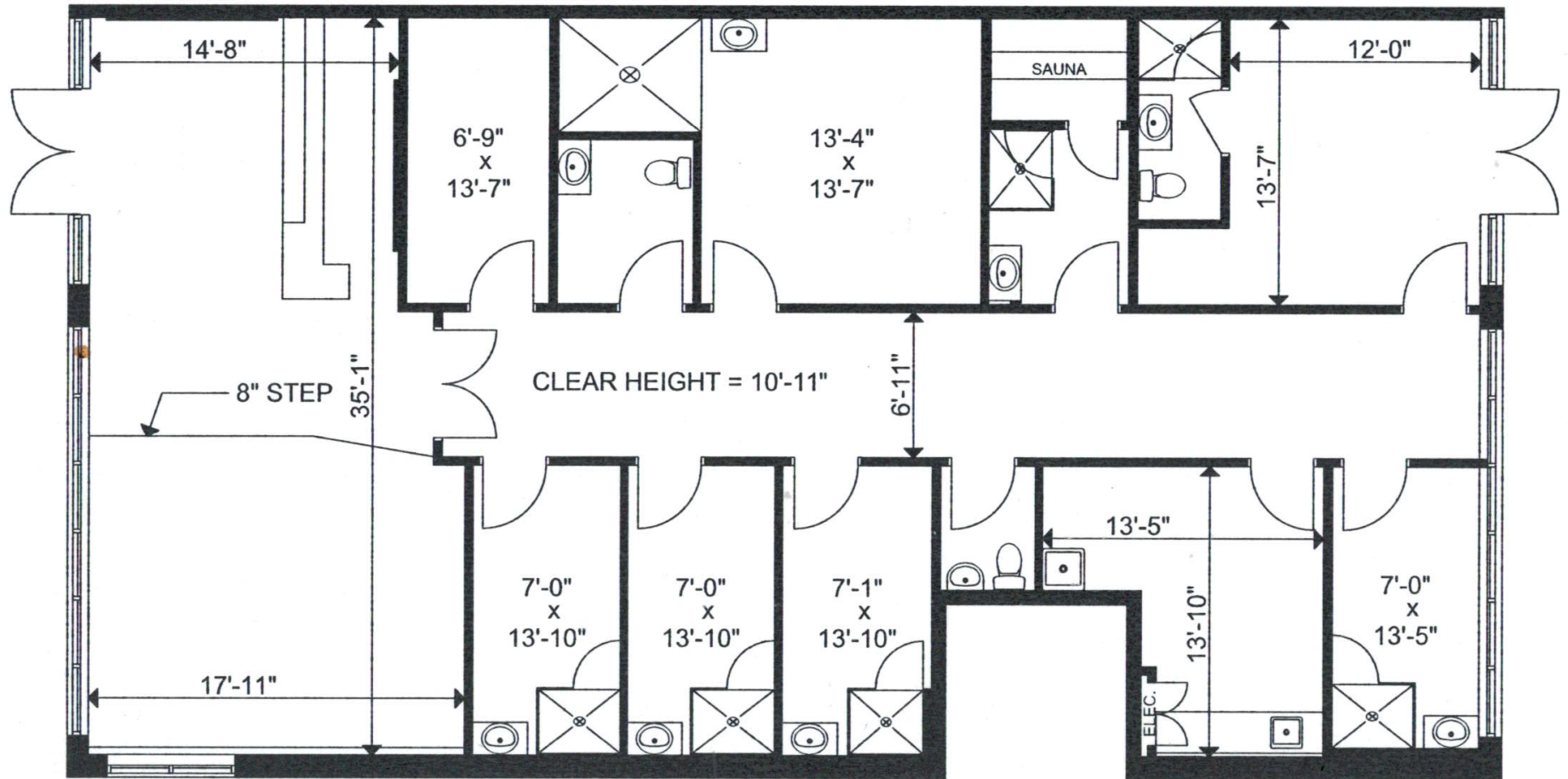




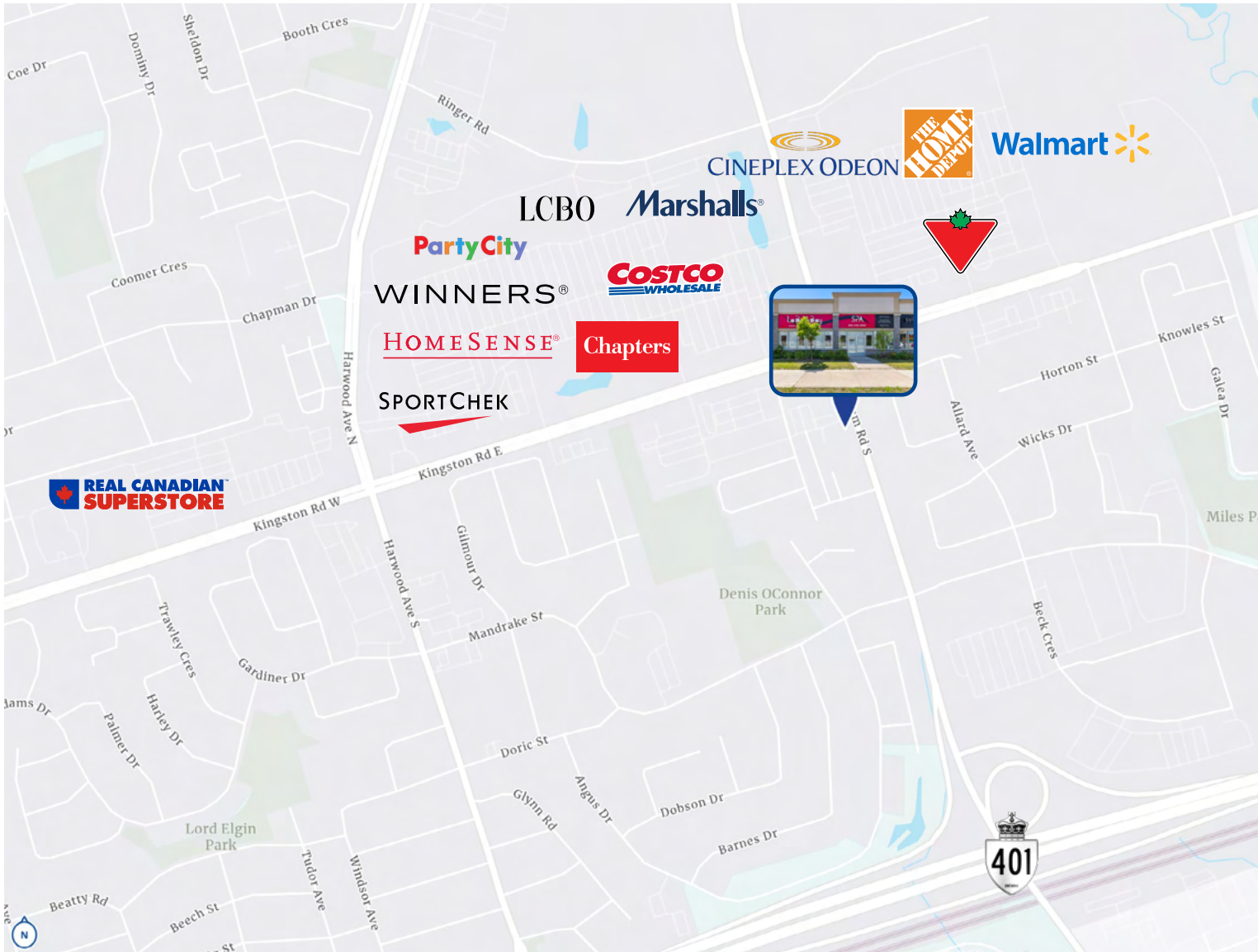




Floorplan - 36 Salem Rd S, Unit 2



Property Location - 36 Salem Rd S, Unit 2



Demographics

Population

3 KM Radius: 72,283
5 KM Radius: 158,173
7 KM Radius: 232,108

Median Household Income

3 KM Radius: \$101,500
5 KM Radius: \$112,678
7 KM Radius: \$108,703

Traffic Count

41,190 Vehicles Per Day



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