



10 Cottrelle Blvd., Unit # 37, Brampton

# For Sale

This is an exciting opportunity to own a well-maintained commercial property in a high-traffic area of Brampton! Here's a summary of what makes this property a great investment:

- **Prime Location:** Situated in a bustling area of Brampton, the property enjoys high visibility and foot traffic, crucial for any successful business.
- **Size and Layout:** The main-level unit offers 2106 sq ft of versatile space, suitable for a variety of commercial uses.
- **Strong Tenant:** The property is currently leased to Gamma-Dynacare Medical Laboratories, a reputable tenant, until November 2031, with an option to renew. This provides a stable and consistent rental income stream for the investor.
- **Convenience:** Public transit is conveniently located at the doorstep, making it easily accessible for customers and employees. Additionally, the property boasts ample parking space, a valuable asset for any commercial establishment.
- **Investment Potential:** This property presents a lucrative investment opportunity with its strong tenant, long-term lease, and prime location. It's an ideal addition to any investment portfolio.

Don't miss out on this golden chance to secure a versatile commercial asset in a highly desirable and convenient location. Contact us today for more information.



**Param Sidhu**  
Broker of Record

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# Property Overview

10 Cottrelle Blvd., Unit # 37, Brampton

Area :	2106 Sq Ft
Property Taxes :	\$15,900.47 -Yearly 2024
Condo Fee:	\$1,056.92 Monthly Year 2024
Net Income:	\$90,000.00 / per year Approx.
Legal Description:	Unit 37, Level 1, Peel Standard Condominium Plan No. 919 And Its Appurtenant Interest ; S/T Easements More Particularly Described In Amendment To Declaration No. R2195564 City Of Brampton
PIN:	# 199190037
ARN:	# 211012000260039

## Key Highlights



Prime Location, High-Density Residential Area



Close to Major Highways



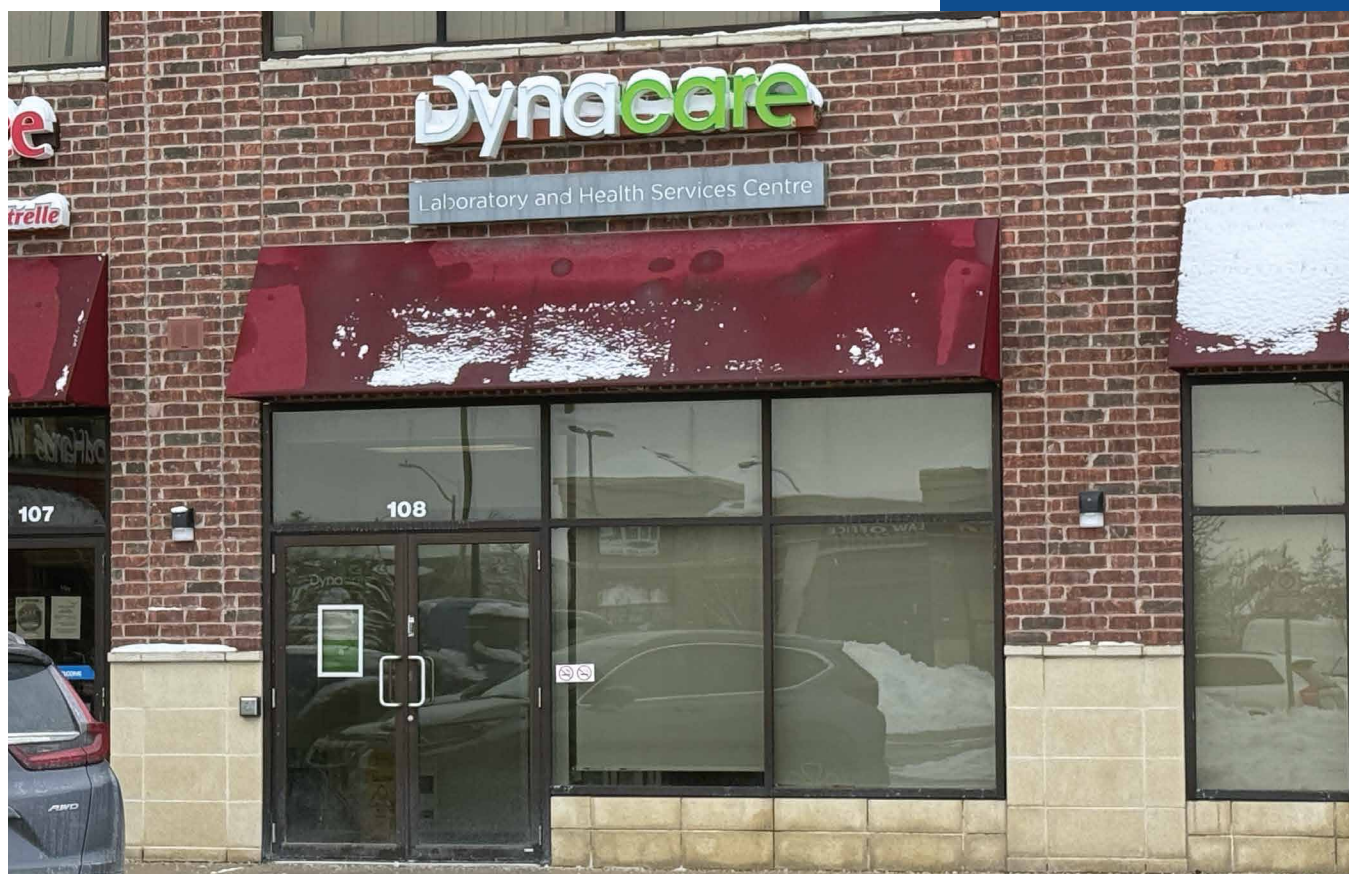
Amenity-rich neighbourhood



Public Transit at door-step. Excellent Foot Traffic



Investment Opportunity



# Walk Score

10 Cottrelle Blvd., Unit # 37, Brampton

## 10 Cottrelle Boulevard

Brampton, Ontario, L6S 0E2

Commute to **Downtown Brampton**

9 min 20 min 21 min 60+ min View Routes

Favorite Map Nearby Apartments

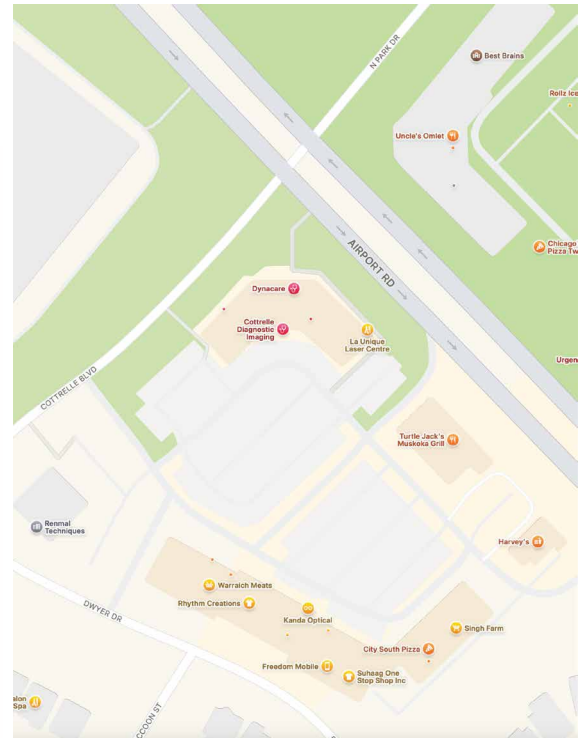
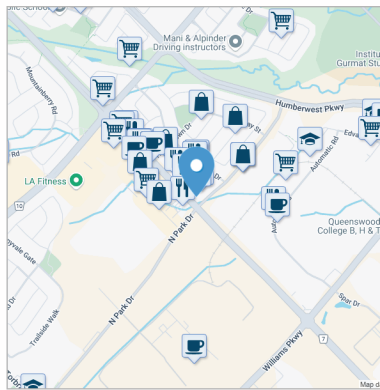
More about 10 Cottrelle Boulevard

**Walk Score 67**  
**Somewhat Walkable**  
Some errands can be accomplished on foot.

**Transit Score 54**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score 66**  
**Bikeable**  
Some bike infrastructure.

About your score



# GALLERY

10 Cottrelle Blvd., Unit # 37, Brampton





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