

MEDICAL / OFFICE SPACE FOR LEASE



12295 Highway 50 #214
Bolton, ON



Available Spaces

<i>Unit #</i>	<i>Size in Sq.Ft.</i>
202	1,553
213	944
214A	491
214B	761
214	1,252

DANIEL IANNITTO

Broker of Record

O: 416-206-9510

C: 416-587-3570

E: daniel@metroici.com

W: metrolobe.ca

LOCATION / RENTAL RATES



12295 Highway 50
Bolton, ON

- NET RENT: \$17.95/ Sq. Ft.
- ZONING: CHB - 306
- A/C: Yes
- STREET EXPOSURE: Highway 50
- T&O: 13.30 / Sq. Ft. (Est. 2024)
- PARKING: Ample Surface Parking











JOIN A PREMIER HEALTHCARE COMMUNITY



A Thriving Medical Destination

Position your practice in a well-established medical building designed exclusively for healthcare providers. With a diverse network of professionals already onsite, the property offers built-in patient traffic, natural referrals, and a supportive environment for growth.

Existing Tenants Include:

-  Pharmacy
-  Dentist
-  Bolton Imaging
-  Family Doctors
-  Fertility Clinic
-  Cardiology
-  Chiropodist
-  Physiotherapy
-  Psychology
-  Psychotherapy

Together, these professionals create a comprehensive healthcare hub that draws patients from across the region.

Building Highlights:

- Onsite YMCA daycare – convenient for families and staff
- Ample surface parking for patients
- Modern medical environment designed for practitioners
- Central, high-visibility location with steady foot traffic

Why This Location Works for You

Strong referral opportunities from complementary tenants
Established community presence and patient loyalty
Flexible space options to fit a variety of medical specialties
Professional setting tailored for healthcare success

ZONING INFORMATION



The **Commercial Zones** established by this By-law are as follows:

- CC Core Commercial
- CCV Village Core Commercial
- C General Commercial
- CN Neighbourhood Commercial
- CV Village Commercial
- CH Highway Commercial
- CHB Bolton Highway Commercial
- CHV Village Highway Commercial
- CT Tourist Camp Commercial

CHB	306	<ul style="list-style-type: none"> - <i>Animal Hospital</i> - <i>Business Office</i> - <i>Clinic</i> - <i>Day Nursery</i> - <i>Drive-Through Service Facility Accessory to a Restaurant</i> - <i>Gasoline Pump Island, Accessory</i> - <i>Hotel</i> - <i>Motel</i> - <i>Motor Vehicle Repair Facility</i> - <i>Motor Vehicle Service Centre</i> - <i>Parking Lot, Commercial</i> - <i>Place of Assembly</i> - <i>Place of Entertainment</i> - <i>Private Club</i> - <i>Restaurant</i> - <i>Retail Store, Accessory</i> - <i>Training Facility</i>
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Animal Hospital, means a *building*, where one or more licensed veterinarians and any associated staff provide medical, surgical or similar services solely for domestic pets. This definition may include grooming activities but shall not include any facilities for the cremation or disposal of dead animals.

Business Office means a *premises* used for conducting the affairs of businesses, professions, services, industries, governments, or like activities.

Clinic means a *premises* where members of the health profession provide medical, dental, and/or therapeutic diagnosis and treatment to the general public.

Day Nursery means a *day nursery* as defined in, and which is subject to the provisions of the Day Nurseries Act.

Place of Assembly means a *premises* used for the gathering of groups of people and may include facilities for the preparation and consumption of food or drink but shall not include a *place of worship* or *place of entertainment*.

Place of Entertainment means a *premises* where entertainment is offered for gain or profit such as an *amusement arcade*, a cinema, billiard or pool rooms, bowling alley, dance hall, public hall, theatre or similar activity for the enjoyment of the general public.

Private Club means a non-profit or not-for-profit, non-commercial organization which carries on cultural, social, athletic or recreational activities and includes the *premises* of a fraternal or charitable organization.

Restaurant means a *premises*, not including a *drive-through service facility*, in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the *building* and which may include the preparation of food in a ready-to-consume state for consumption off the *premises*.

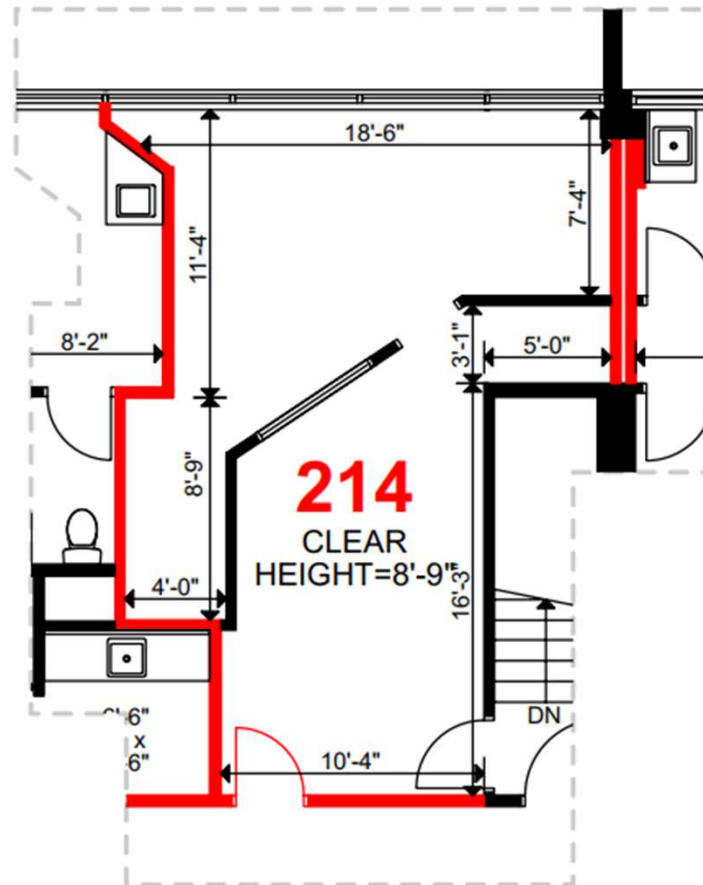
Retail Store, Accessory means a *retail store* accessory to a permitted non-residential use.

Training Facility means an establishment where training is conducted for profit or gain, which is not under the jurisdiction of a Board as defined in the Education Act and which is not otherwise defined herein.

FLOOR PLANS



Novo Property Management Inc.
12295 Highway 50, Bolton
Suite 214A

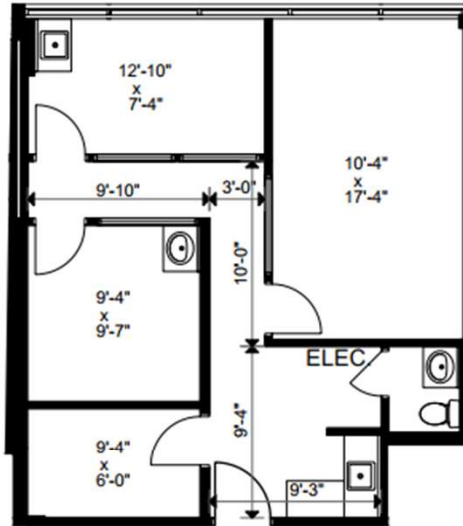
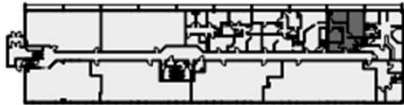


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FLOOR PLANS



Client: Novo Property Management Inc.

Novo Property Management Inc.

Version V1	Created: 07/08/2025 Measured: 10/12/2024
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12295 Highway 50
Bolton, Ontario, Canada
Suite 214B

Rentable Area: 761 sq ft
Please refer to corresponding
BOMA Office 2017 Method A Area
Chart:
[12295highway50-b17a-7a.pdf](#)



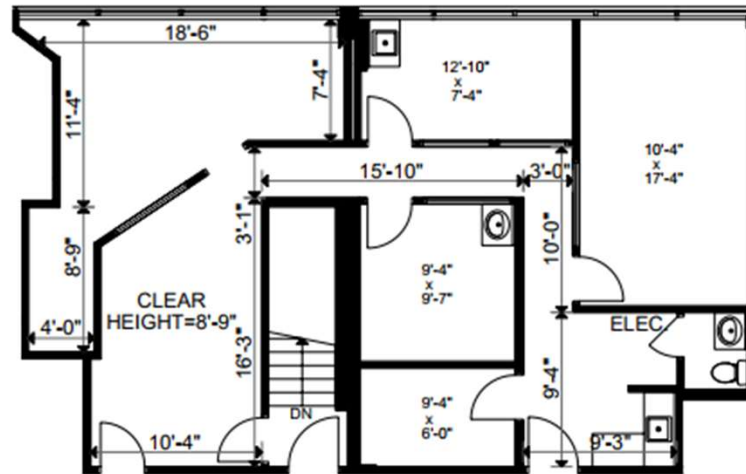
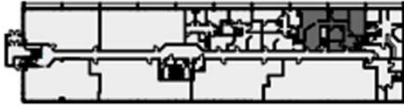
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extreme measures 1.877.963.2787
mail@xmeasures.com www.xmeasures.com

FLOOR PLANS



Client: Novo Property Management Inc.

Novo Property Management Inc.

Version V1	Created: 12/30/2024 Measured: 12/10/2024
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12295 Highway 50
Bolton, Ontario, Canada
Suite 214

Rentable Area: 1,252 sq ft
Please refer to corresponding
BOMA Office 2017 Method A Area
Chart:
12295highway50-b17a-6a.pdf



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mail@xmeasures.com
www.xmeasures.com