

# 100 Plains Road West

Unit 4 | Burlington



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**CBRE**



# Welcome to Aldershot

Aldershot Village in Burlington is a rapidly expanding community offering exceptional potential for commercial businesses estate investment. Strategically positioned near a growing retail power center, the area benefits from increasingly high consumer traffic.

Its proximity to Highway 403 ensures efficient access across the GTA, with nearby connections to the QEW and 407, enhancing regional reach. Transit stops and nearby Aldershot GO station support workforce mobility and customer accessibility, making it a smart choice for businesses seeking connectivity.

Surrounded by a growing residential population, Aldershot Village presents a built-in customer base and workforce, creating a dynamic environment for sustained commercial success.

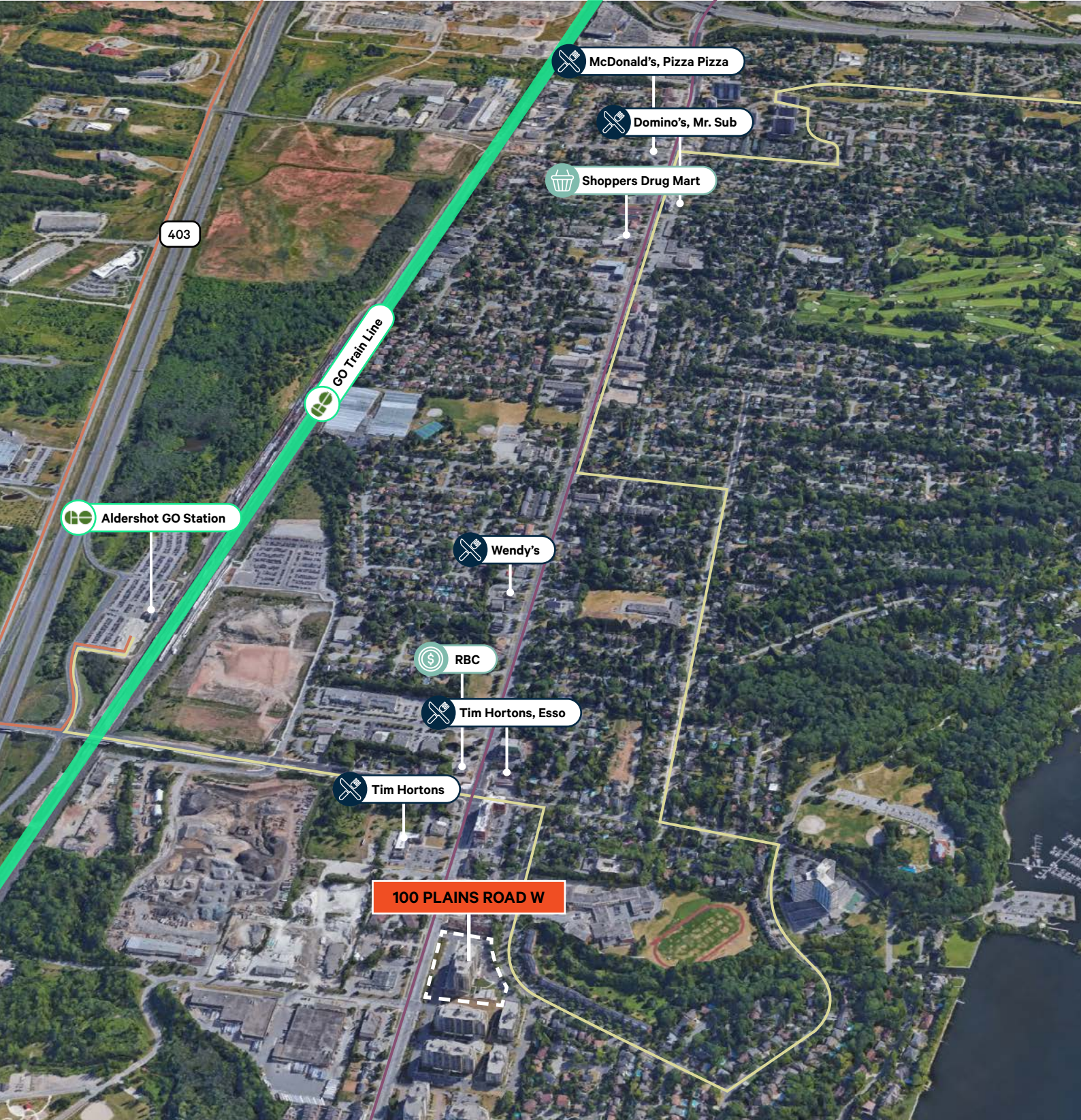
# Property Details

## UNIT 4

Asking Gross Rent	\$38.00 Per Sq. Ft. <i>Includes Gas and Water</i>
Total Area	1,650 Sq. Ft.
Possession	Immediate
Zoning	CC1 - <i>Community Commercial</i>

## Property Photos





# Amenities & Transit

## TRANSIT LINES

**Route #4**  
Central

**Route #87**  
North Service Aldershot

**Route #1**  
Plains-Fairview

**GO Train Line**  
Lakeshore West (LW)

# The Burlington Advantage

## Invest Where Business Thrives

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.



### Population

2024 Estimate

**199,484**



### Labour Force

Within 15 KM

**418,682**



### Average Income

Within 15 KM

**\$143,395**

Burlington is part of Halton region, a regional municipality in Southern Ontario that is part of the Greater Toronto Area (GTA) and which provides access to a labour pool of 4.5 million people within commuting distance. This diversified, highly skilled workforce is ready and able to meet your business's talent needs.

- Burlington Economic Development + Tourism

# CBRE



## For More Information, Please Contact Us

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