

**// For Sale**

# 6610 TURNER VALLEY RD

**2-Storey Freestanding Medical/Office Building on a 2-Acre Lot**



**FOR MORE INFORMATION,  
PLEASE CONTACT**



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**IDEAL FOR MEDICAL USES, COMMERCIAL  
SCHOOL & FLEX OFFICE**

**WIDE VARIETY OF AUTOMOTIVE USES  
PERMITTED**

**21,095 SQ. FT.**

**EXTENSIVE PARKING  
OVER 7 SPACES PER 1,000 SQ. FT.**

**CORNER LOT WITH PROMINENT SIGNAGE**

**EXCELLENT ACCESS TO HWY-401 &  
PUBLIC TRANSIT**



# PROPERTY DETAILS

**\$11,000,000.00**

**LOT SIZE: 2 ACRES**

**BUILDING SIZE: 21,095 Sq. Ft.**

**ZONING: E2-1**

**PARKING: Over 7 spaces per 1,000 Sq. Ft.**

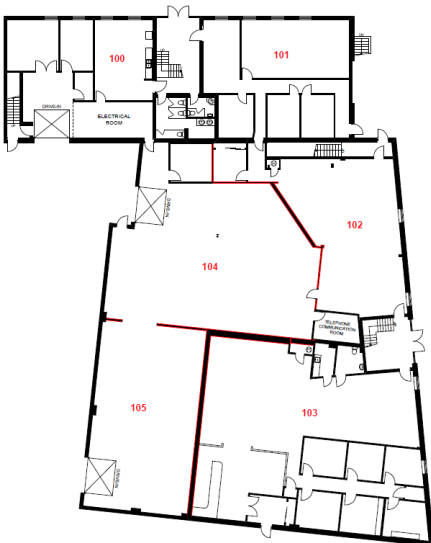
**SHIPPING DOORS: 3 Drive-In Doors**

**CLEAR HEIGHT: 20'**



# FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



# PERMITTED USES | E2-1 Zoning

## Office

Medical Office  
Office

## Business Activities

Broadcasting/Communication Facility  
Science and Technology Facility  
Transportation Facility  
Truck Terminal  
Warehouse/Distribution Facility  
Waste Processing Station  
Waste Transfer Station  
Composting Facility  
Power Generating Facility  
Self Storage Facility  
Contractor Service Shop  
Medicinal Product Manufacturing Facility

## Commercial

Restaurant  
Convenience Restaurant  
Take-out Restaurant  
Financial Institution

## Motor Vehicle Service

Motor Vehicle Repair Facility – Restricted  
Motor Vehicle Rental Facility  
Motor Vehicle Wash Facility – Restricted  
Gas Bar  
Motor Vehicle Service Station  
Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles

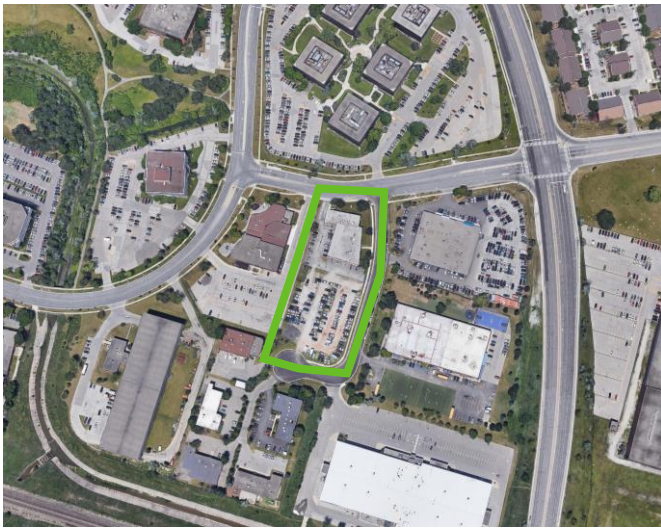
## Hospitality

Banquet Hall/ Conference Centre/  
Convention Centre

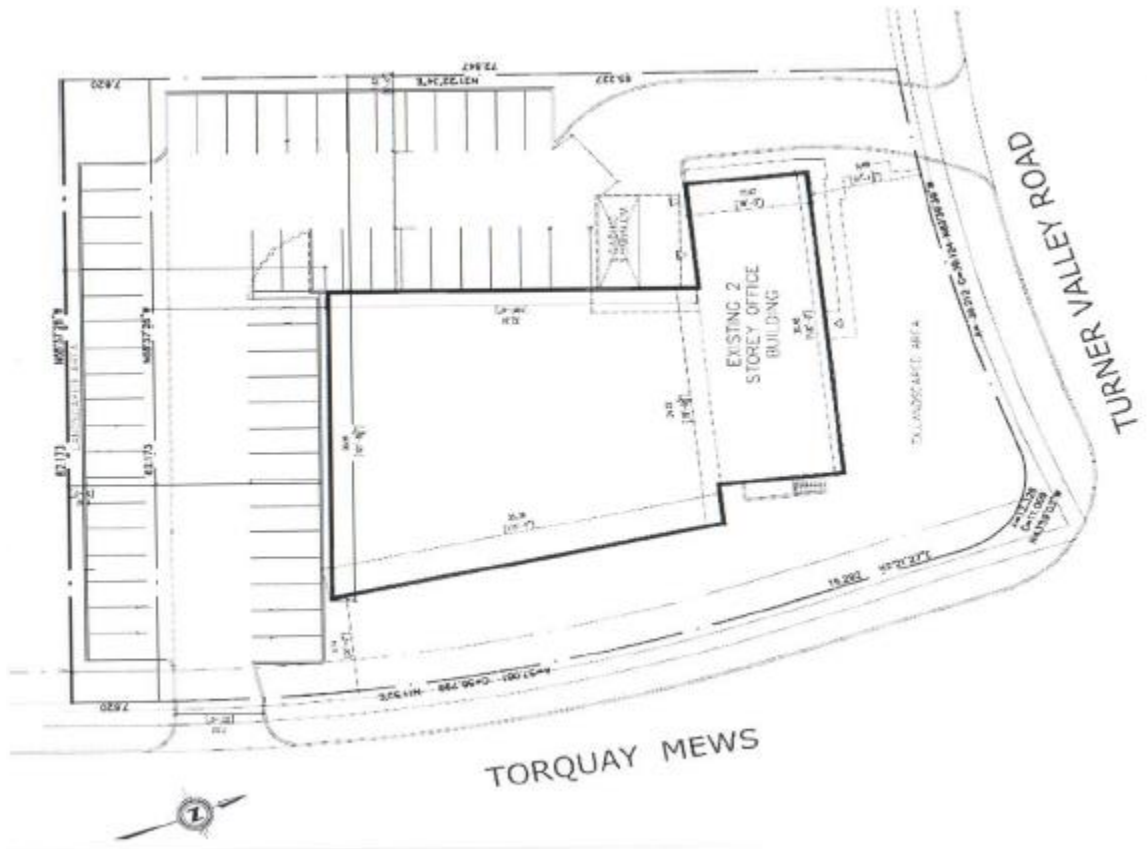
## Other

Active Recreational Use  
Beverage/Food Preparation Establishment  
Truck Fuel Dispensing Facility  
Entertainment Establishment  
Recreational Establishment  
Funeral Establishment  
Private Club  
Repair Establishment  
Parking Lot  
University/College  
Courier/Messenger Service

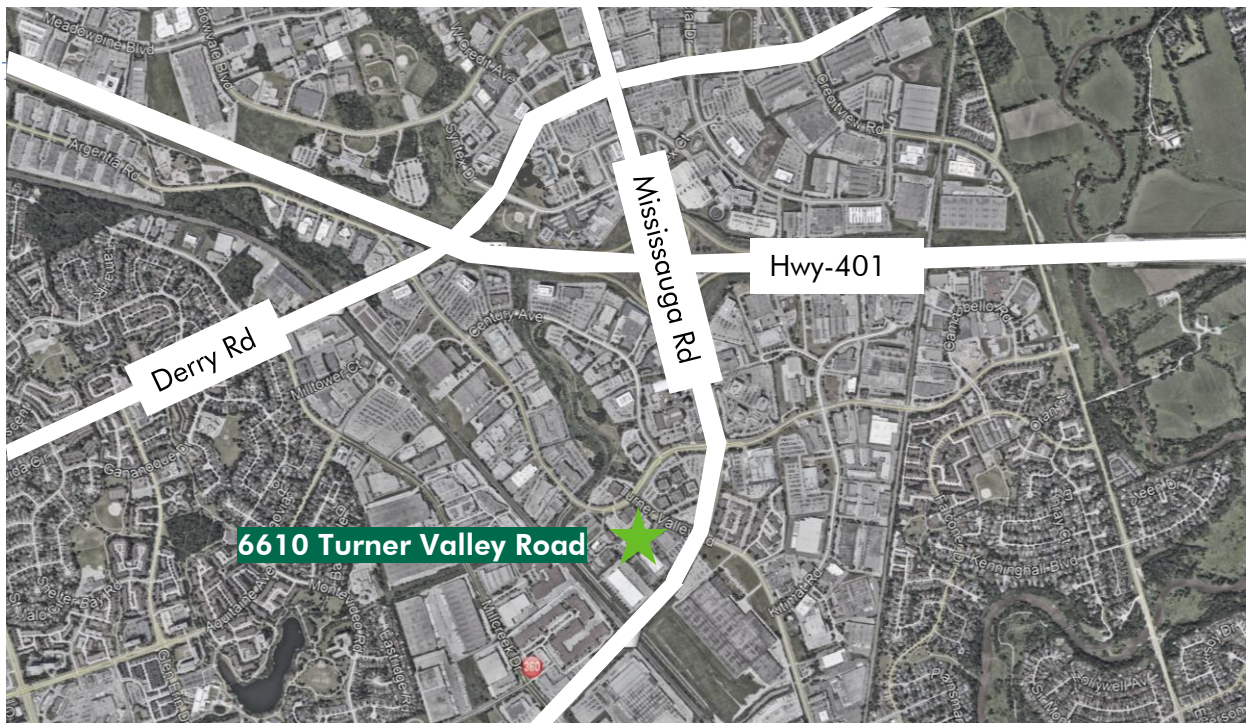
## AERIAL VIEWS



# SITE PLAN



# LOCATION MAP



# OFFICE



# EXTERIOR

