

**BLAIR
BLANCHARD
STAPLETON**

HALTON LTD.
REAL ESTATE BROKERAGE

FOR SALE



3190

**HARVESTER ROAD
UNIT 2 WEST
BURLINGTON, ON**

\$2,400,000
Asking Price

\$14,732.39
Annual Taxes
(2026)

\$2,670
Monthly
Condo Fee

5,683
Square Feet

Kevin J. McAleese
Broker of Record
905-634-4567
mcaleese@bbsrealty.com

Rod Wright
Sales Representative
905-634-4567
mcaleese@bbsrealty.com

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ASKING PRICE

\$2,400,000

TAXES

\$14,732.39

AVAILABLE SUITE

Unit 2 West: 5,683 Sq. Ft.

CONDO FEE

\$2,670/MTH



PROPERTY HIGHLIGHTS

Exceptional opportunity to acquire an approximately 6,000 sq. ft. office condominium with flexible occupancy options. The seller is willing to lease back a portion of the space (up to 50% of the unit), providing potential income for an owner-user or investor. The unit is currently configured into two separate sections, offering flexibility for multiple uses or tenants. The rear portion of the space has been recently renovated with premium, high-end finishes, featuring open ceilings, a contemporary design aesthetic, and spacious private offices with drywall.

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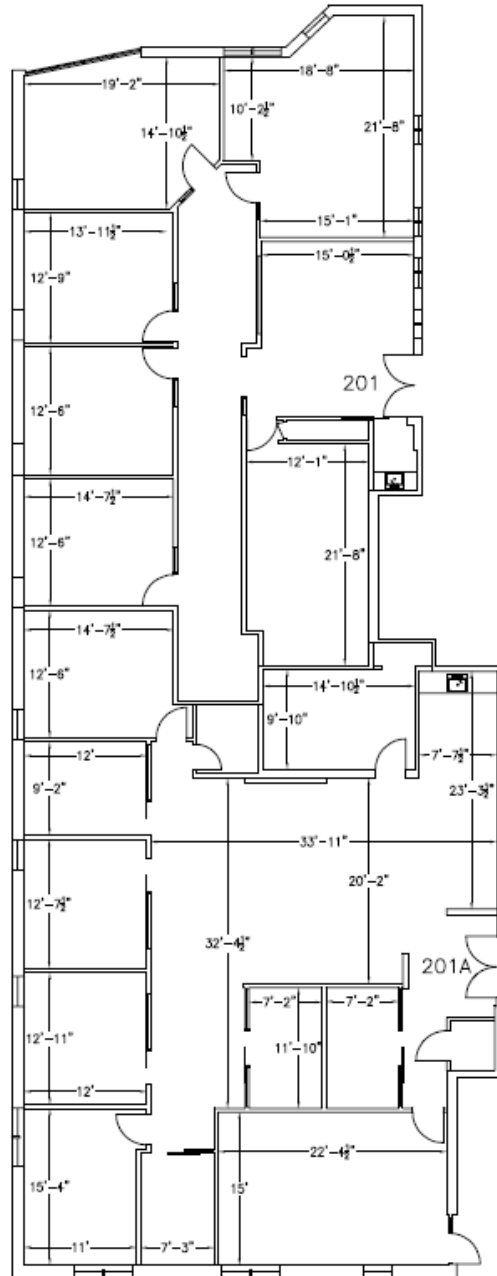
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SUITE 201

USABLE AREA: 2,205 SQ.FT.
RENTABLE AREA: 2,555 SQ.FT.

SUITE 201A

USABLE AREA: 2,700 SQ.FT.
RENTABLE AREA: 3,128 SQ.FT.

TOTAL RENTABLE AREA: 5,683 SQ.FT.

PREPARED FOR:
BLAIR BLANCHARD
STAPLETON

LOCATION:
3190 HARVESTER ROAD
BURLINGTON, ONTARIO

NORTH:



PREPARED BY:
MEASURE DRAW CERTIFY

DATE: JUNE 24, 2026
FILE # SCALE:
O-B3190H NOT TO SCALE

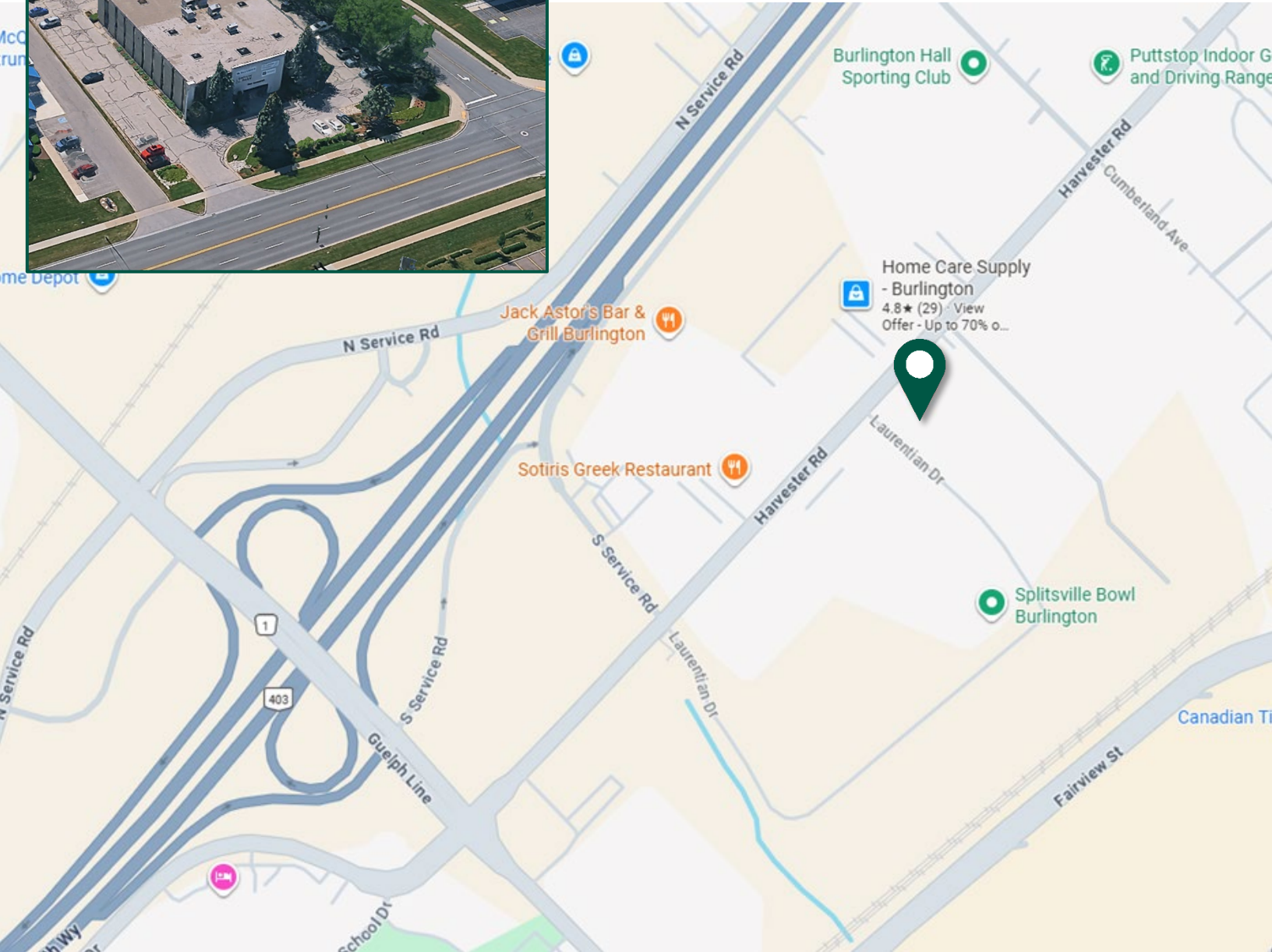
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