

# FOR LEASE

325 WESTNEY ROAD S, UNIT 3, AJAX



DIVISIBLE  
2100 SQ. FT OR 1500 SQ. FT



## PROPERTY HIGHLIGHTS

- \$14.00 per SF net
- \$8.65 per SF Taxes Maintenance & Insurance
- Total SF: 3,600
- Zoning: Prestige Employment
- Generous on-site parking
- Stunning interior decor
- Updated flooring, LED lighting, new kitchen, bathrooms & paint
- Ideal for offices, school, daycare, training centre, call centre



**SUE DUCHESNAY**  
Sales Representative  
sue@durham.net  
Toll Free 866.273.1333

**CHRIS TYROVOLAS**  
Broker  
ctyr@royallepage.ca  
Office 905.666.1333



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## LISTING



**325 Westney Rd S 3** List: \$14.00 Sq Ft Net

**Ajax Ontario L1S6M5**  
 Ajax South West Durham 267-12-S

**SPIS: N**

**For: Lease**

**Taxes: \$8.65 / 2017 / T.M.I.**

**Last Status: New**

**Legal:**

Office	<b>Freestanding: N</b>	<b>Lse Term Months: 36/ 60</b>
Office		<b>SPIS: N</b>
Professional Office		<b>Franchise:</b>
<b>Comm Condo Fee:</b>	<b>Possession: Immed/Tba</b>	

**MLS#: E4212364**

**PIN#:**

**Total Area:** 3,600 Sq Ft  
**Ofc/Apt Area:** 3,600 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Prestige Employment  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Cload  
**Phys Hdp-Eqp:**

**Survey:**  
**Lot/Bldg/Unit/Dim:** 0 x 0 Feet Unit  
**Lot Irreg:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:** San+Storm  
**A/C:** Y  
**Utilities:** Y  
**Garage Type:** None  
**Park Spaces:** #Trl Spc:

**Prop Feat:**  
**Soil Test:**  
**Out Storage:**  
**Rail:**  
**Crane:**  
**Basement:** N  
**Elevator:** None  
**UFFI:** No  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

**Bus/Bldg Name:**

**For Year:**

**Financial Stmt:**

**Actual/Estimated:**

**Taxes:** **Heat:**  
**Insur:** **Hydro:**  
**Mgmt:** **Water:**  
**Maint:** **Other:**

**Gross Inc/Sales:**  
**-Vacancy Allow:**  
**-Operating Exp:**  
**=NetIncB4Debt:**

**EstValueInv At Cost:**  
**Com Area Upcharge:**  
**% Rent:**

**Client Remks:** Well Appointed Office Space Ideal For Professional Offices, Training / Call Centre Or Personal Services. Updated Flooring, Washrooms Kitchen. Bright Corner Unit With Lots Of Natural Light. Ample Onsite Parking. Conveniently Located At Westney And Bayly South Of The 401

**Extras:** 3 Hvac Units Approx 6 Years Old, Roof Replaced September 2017. 3 Unit Plaza In Excellent Condition With Plenty Of Parking And Good Visibility. Pylon Signage Available



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### ZONING

#### 6.4 EMPLOYMENT ZONES

No person shall use any land or erect, alter or use any building or structure in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

##### 6.4.1 Permitted Uses (Amended by By-law 50-2013)

The following table establishes the uses permitted in the Employment Zones.

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Accessory Retail Sales Outlet (1)	•	•	•
Banquet Facilities	•		
Building And Construction Materials Facility		•	•
Commercial Fitness Centre	•		
Commercial School (6)	•		
Community Centre	•		
Contractors Yard		•	•
Day Care Facility	•		
Drive-Thru Facility	•		
Dry Cleaning Establishment	•	•	
Emergency Service Facilities	•	•	•
Financial Institution	•		
Fuel Storage Supply Yard			•
Funeral Home	•		
Hotel	•		
Licensed Accessory Outdoor Patio (4)	•		
Light Manufacturing (2)	•	•	•
Machinery And Equipment Sales And Rental		•	•
Manufacturing		•	•
Medical Clinic	•		
Motel	•		
Motor Vehicle Repair Facility		•	•
Motor Vehicle Rental Establishment	•	•	
Motor Vehicle Sales Establishment	•	•	
Motor Vehicle Washing Establishment		•	•
Offices	•	•	•
Outdoor Storage (3)		•	•
Personal Service Shop	•		
Place Of Assembly	•		
Place Of Entertainment	•		
Place Of Worship (5)			
Public Storage Facility	•	•	
Recreation Facility	•		
Restaurant	•		
Restaurant, Drive-Thru	•		



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## PROPERTY PHOTOS



ROYAL LEPAGE  
**COMMERCIAL**  
**FRANK Real Estate**  
Independently Owned and Operated, Brokerage



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