

	<b>109 Kennedy Rd S Unit B</b> <b>Brampton Ontario L6W 3G3</b> Brampton Brampton East Peel <b>SPIS:</b> N <b>Taxes:</b> \$9.25/2025/T.& O. <b>DOM:</b> 4	<b>List: \$28</b> <b>Per Sq Ft</b>  <b>For:</b> Lease <b>Last Status:</b> NEW
	Commercial/Retail Multi-Use Other  <b>Com Cndo Fee:</b> <b>Dir/Cross St:</b> Kennedy Rd S / Queen St E <b>Directions:</b> Kennedy Rd S / Queen St E	<b>Occup:</b> Vacant <b>Freestanding:</b> N <b>SPIS:</b> N  <b>Lse Term Mnths:</b> 36/60 <b>Holdover:</b> 90 <b>Franchise:</b>

**MLS#:** W12461080      **Sellers:** Lai Sing Company Limited      **Contact After Exp:** N  
**Possession:** Immediate **Remarks:** Immediate  
**PIN#:** 140470085      **ARN#:** 211002000513300  
**Additional PIN#:**

<b>Total Area:</b> 952 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> <b>Retail Area:</b> 100 % <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> SC-3442 <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> Y <b>Heat:</b> Gas Forced Air Open <b>Phys Hdcp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 0 x 0 Acres Unit <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 0 <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewers:</b> San+Storm <b>A/C:</b> Y <b>Utilities:</b> Y <b>Garage Type:</b> Outside/Surface <b>Park Spaces:</b> #Trl Spc: <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> <b>Crane:</b> <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> 2025 <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b> Major Highway,Public Transit
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<b>Bus/Bldg Name:</b>	<b>For Year:</b>	<b>Financial Stmt:</b>
<b>Actual/Estimated:</b>		
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b>
		<b>Com Area Upcharge:</b>
		<b>% Rent:</b>

**Client Remks:** Conveniently located in Central Brampton, with close proximity to many amenities including, restaurants, cafes, shopping and recreational facilities. Ample parking and signage opportunity with access to public transit.

**Extras:**  
**Inclusions:**  
**Exclusions:**  
**Rental Items:**  
**Showing Requirements:** List Salesperson  
**Brkage Remks:** For more information, please email [jordan.smith@avisonyoung.com](mailto:jordan.smith@avisonyoung.com)

AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP **Ph:** 905-712-2100 **Fax:** 905-712-2937  
 77 City Centre Dr Suite 301 Mississauga L5B1M5  
 JORDAN SMITH, Salesperson 905-283-2374  
 PATRICK CAMPBELL, Broker 905-283-2345 AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP  
**Contract Date:** 10/10/2025      **Condition:**      **Ad:** N  
**Expiry Date:** 04/10/2026      **Cond Expiry:**      **Escape:**  
**Last Update:** 10/14/2025      **CB Comm:** \$1.00 psf per annum      **Original:** \$28