



Fully Leased NNN Investment Opportunity

**4,276 SF Stabilized Cash Flow Investment
with Structured Revenue Growth**



2091-2097 LAKESHORE ROAD
DOWNTOWN BURLINGTON, ON

Offering at a Glance

Cushman & Wakefield ULC (the “Advisor”) has been retained by the Vendor to sell the freehold commercial condominium unit within Nautique Lakefront Residences (the “Property”) located at 2091-2097 Lakeshore Road, Burlington, Ontario. The Property forms part of the newly completed Nautique Lakefront Residences at the corner of Martha Street and Lakeshore Road.

Ideally positioned as the lakeshore gateway to the urban core of Burlington within an existing high-density urban environment which features a complete community including waterfront lifestyle amenities, retail and service offerings, concert venues & performing arts centre and various other public institutions. The Nautique building’s idyllic location offers residents and customers the opportunity to sip, savour and sample downtown Burlington’s many vibrant restaurants, patios, bars and cafés without the need for a parking space.

The ground floor commercial comprises 4,277.6 sq. ft. of premium retail space with approximately 106 feet of high-visibility frontage along Lakeshore Road in Downtown Burlington. The Property is fully leased to three national retail tenants, each on 10-year triple-net leases, providing the purchaser with strong, stable, and predictable long-term cash flow providing both stabilized income and structured contractual rent escalation.

Property Details

Address	2091-2097 Lakeshore Road, Burlington
Frontage:	106 ft (Lakeshore Road) 30 ft (Martha Street)
Title	Freehold (with separate commercial condo board)
Year Built	2025
Building Size	Unit A & B: 2,113 sf - Kinton Ramen Unit C: 967 sf - SOI Thaifoon Unit D: 1,197.6 sf - Sixty Wings Total Area - 4,277.6 sf
Ceiling Height	13’ Clear Height
Occupancy	100% Leased
Availability	Immediate
Sale Price	\$3,750,000



**Image includes in-place construction combined with artist rendering.*



Investment Highlights



Fully leased to three national QSR tenants on long-term triple-net leases, providing dependable, low-touch cash flow and exceptional income security.



Recession-resilient tenant mix with strong national covenants, ensuring durable performance throughout economic cycles and minimizing vacancy risk.



Turnkey investment opportunity with all landlord work completed, a true “coupon-clip” asset requiring minimal management or capital expenditure.



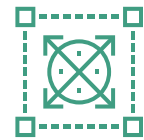
Prime, high-traffic Lakeshore Road location along Burlington’s waterfront, offering exceptional visibility and sustained pedestrian and vehicular activity that supports long-term tenant success.

Offering Breakdown



4

Total Units



4,277.6 sf

Total Net
Rentable Area



106 ft

Approx. Frontage



3x Triple

Net Leases



10 Years

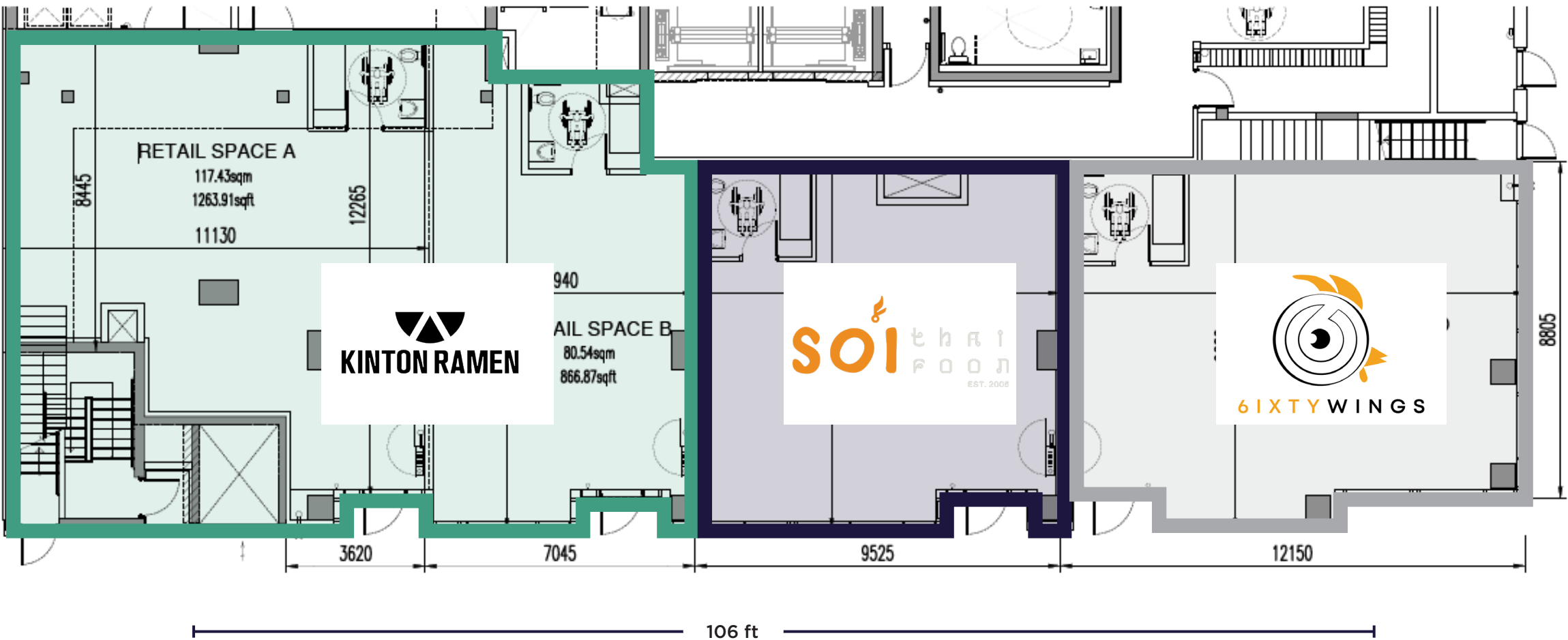
WALT



\$52.13

Avg. In-Place Rent

Floor Plans



Location Highlights

The Property offers a stable and predictable retail investment supported by its high-traffic Lakeshore Road location along Burlington’s waterfront and its strong surrounding residential and amenity base. The premises are fully leased to three national quick-service restaurant tenants whose business models historically perform well across economic cycles and generate consistent daily customer traffic. Each tenant occupies under a long-term 10-year triple-net lease, providing reliable cash flow with minimal landlord obligations. With all landlord work completed and the units delivered for tenant occupancy, the asset offers low-maintenance ownership and durable income security in a high growth retail node.

Burlington at a Glance



195,000

Total Population



\$113,800

Median Household Income



73%

Post-Secondary Education Rate



213 km

Trails

127

Parks



2019

Burlington rated Canada’s Best Community



Local Amenities

- 1 Waterfront Hotel Burlington
- 2 The Pearle Hotel & Spa
- 3 Marquis Lakeside Inn
- 4 Tourism Burlington
- 5 The Burlington Performing Arts Centre
- 6 Burlington City Hall
- 7 Burlington Lions Club
- 8 Art Gallery of Burlington
- 9 Joseph Brant Museum
- 10 Spencer’s At The Waterfront
- 11 Spencer Smith Park
- 12 Brant Street Pier

Existing Highrise Community

- 1 Nautique Lakefront Residences (278 Units)
- 2 BeauSoleil (314 Units)
- 3 Bridgewater Residences (151 Units)
- 4 Gallery Condos + Lofts (161 Units)
- 5 Martha James (150 Units)
- 6 The Baxter (122 Units)
- 7 Buntons Wharf (60 units)
- 8 Wellington Terrace (126 Units)
- 9 360 on Pearl (75 Units)
- 10 Pearl & Pine (125 Units)

Area Developments

Downtown Burlington - Proposed Condos

	Project Name	Total Buidlings	Total Suites	Total GFA (sf)	Total Parking
1	2030 Caroline Street Condos 2030 Caroline St	1	302	261,381	277
2	409 Brant St 401-413 Brant St	1	201	172,255	148
3	Brant / Caroline 535-551 Brant St	1	259	227,942	226
4	Burlington Waterfront Condos 2096-2100 Lakeshore Rd	1	315	215,175	292
5	Martha / Pine 2085 Pine St	1	39	57,839	48
6	Old Lakeshore / Lakeshore 2107 Old Lakeshore Rd, 2119 Lakeshore Rd	1	150	219,778	155
7	Brant Plaza 571-575 Brant St	4	916	-	-
8	Old Lakeshore / Peal 2083 Old Lakeshore Rd	1	196	234,500	210
9	The Burleau 2072 Old Lakeshore Rd	1	164	203,229	161
Total			2,542	1,592,099	-

BURLINGTON TOTAL



34

Total Proposed Projects



564

Recently Completed Units



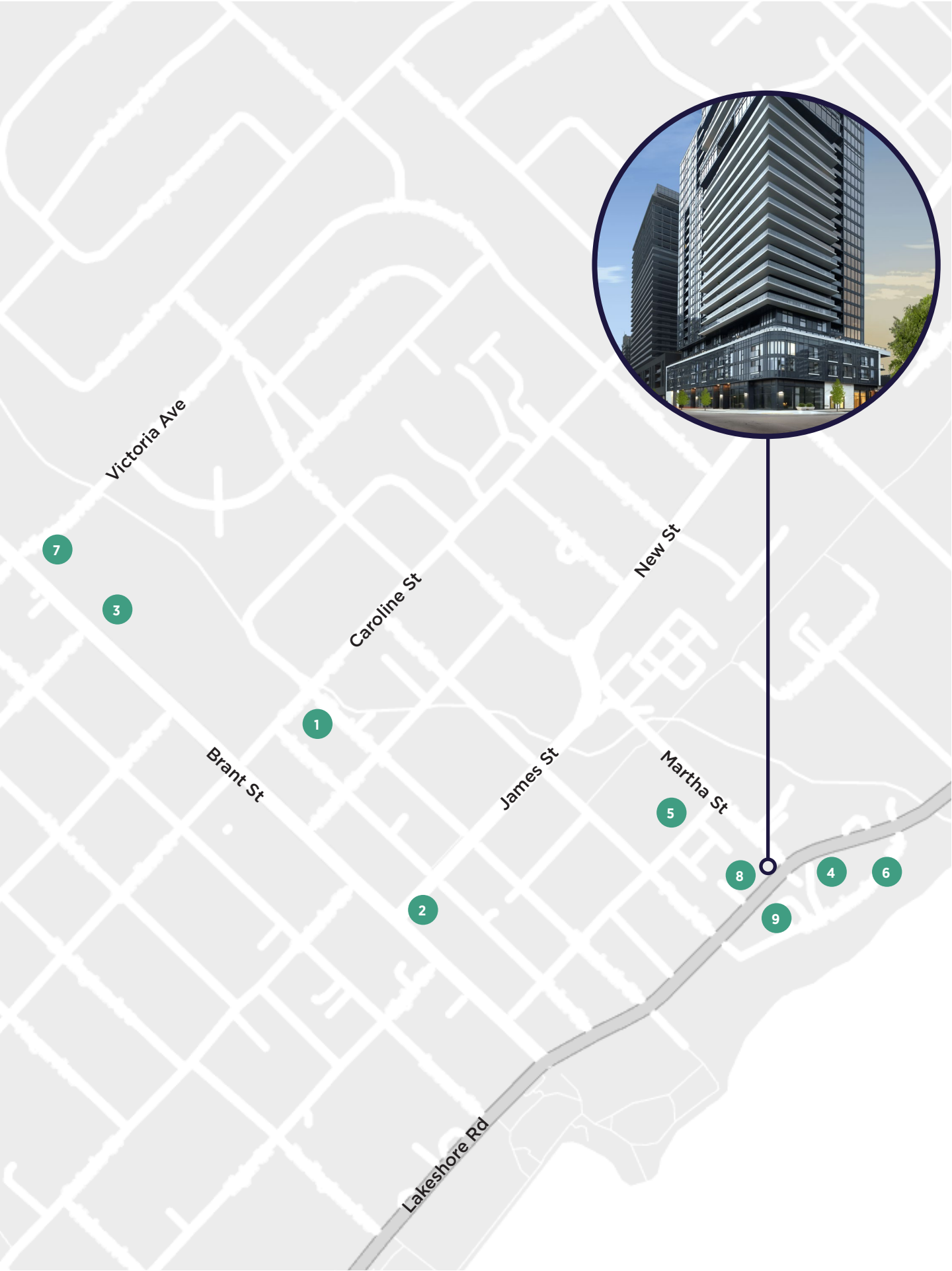
14,599

Total Proposed Units



702

Total Active Units



Submission Guidelines

Expressions of interest should be submitted to the Cushman & Wakefield ULC Property Advisors and will be reviewed by the Vendor on a first-come-first-serve basis. The Property is being offered for sale at a price of \$3,750,000. Access to a detailed due diligence data room will be granted to qualified, prospective investors upon receipt of an executed Confidentiality Agreement (“CA”).

Submissions

Offers are to be submitted to the listing team at:

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