

# 5045

## MAINWAY

### BURLINGTON, ONTARIO



2  
UNITS  
REMAINED



**SHAFIN JADAVJI**  
PRESIDENT &  
BROKER OF RECORD  
C: 416-725-7894  
E: SHAFIN@CUBECOM.CA

**CORY ROSEN**  
SENIOR VICE PRESIDENT  
SALES REPRESENTATIVE  
C: 416-523-7749  
E: CROSEN@CUBECOM.CA

**COOPER BLUME**  
SALES REPRESENTATIVE  
C: 416-566-8217  
E: CBLUME@CUBECOM.CA



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# TABLE OF CONTENTS

2.....	EXECUTIVE SUMMARY
3.....	BUILDING PLAN
4.....	RETAIL FLOOR PLANS
5.....	AREA OVERVIEW & PRICE
6.....	KEY FEATURES
7.....	DEMOGRAPHICS
8.....	PARKING FLOOR PLAN

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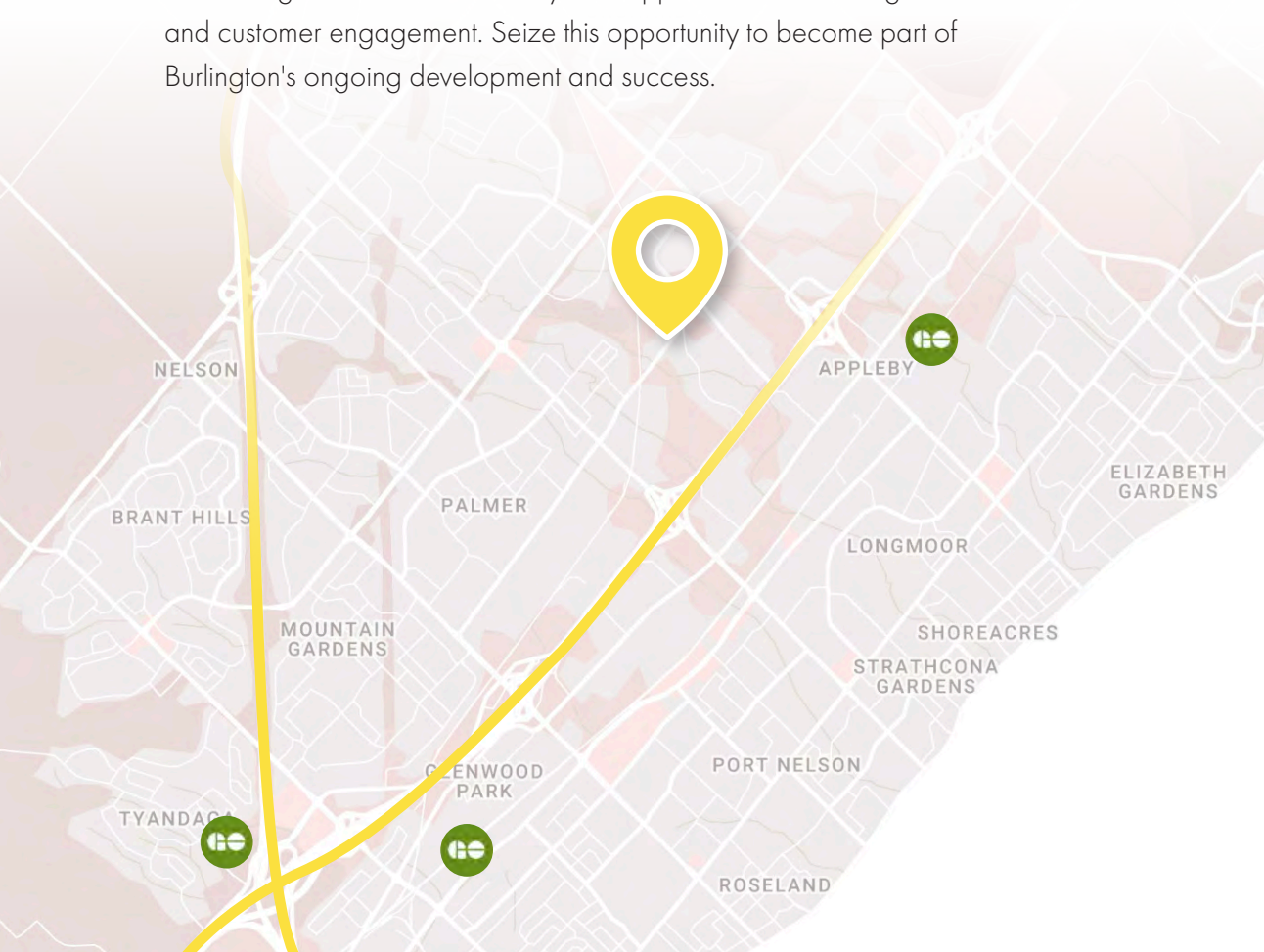
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# EXECUTIVE SUMMARY

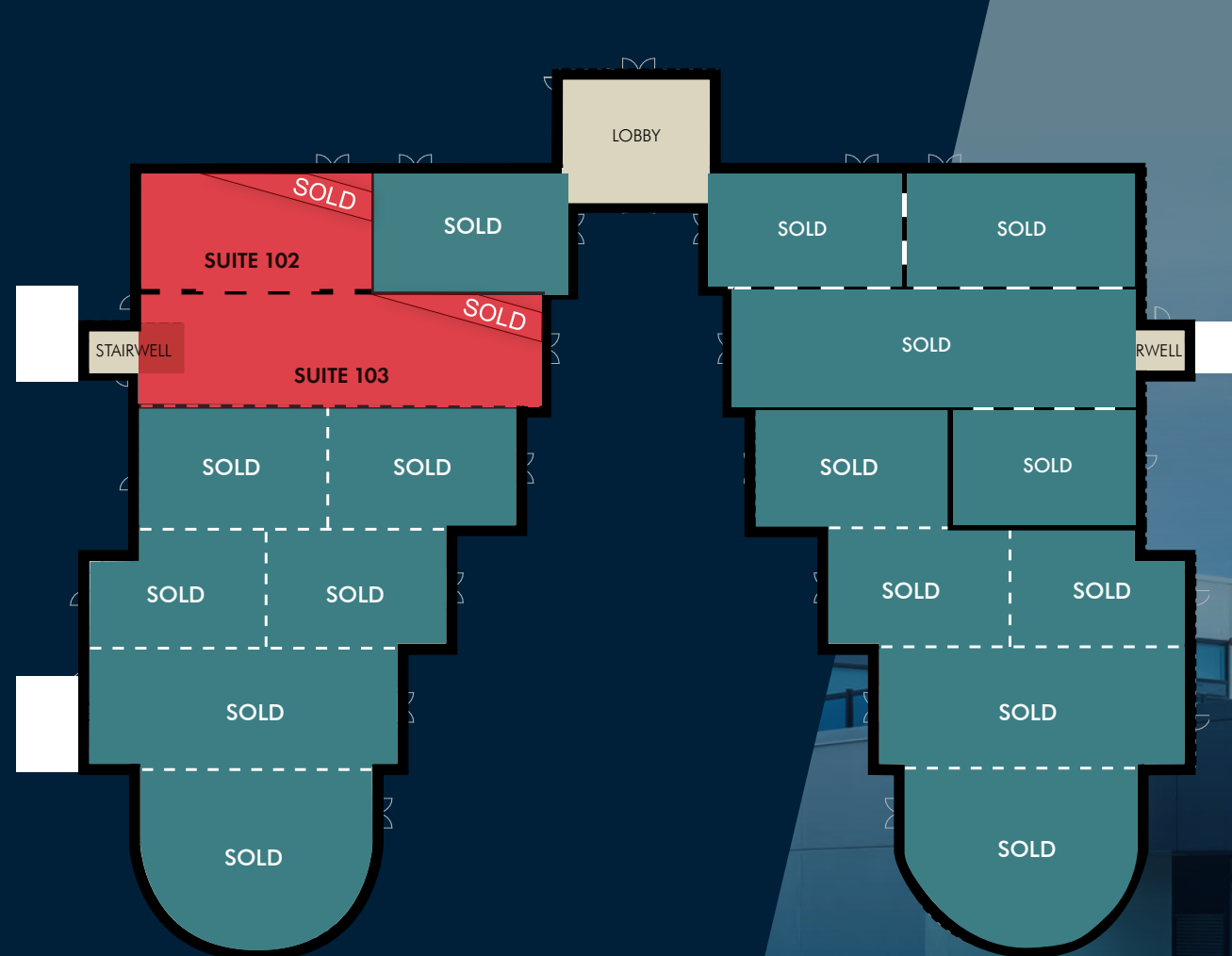
Welcome to 5045 Mainway in Burlington, a premier destination where retail and office spaces coexist in perfect unity. Strategically located north of the QEW within a well-established commercial hub, we are pleased to present over 16,000 square feet of retail and office units for sale.

This property is situated in a densely populated area that serves as a vital connection point for Burlington and other Greater Toronto Area communities. It offers exceptional visibility and accessibility, making it an ideal opportunity for both end users and investors.

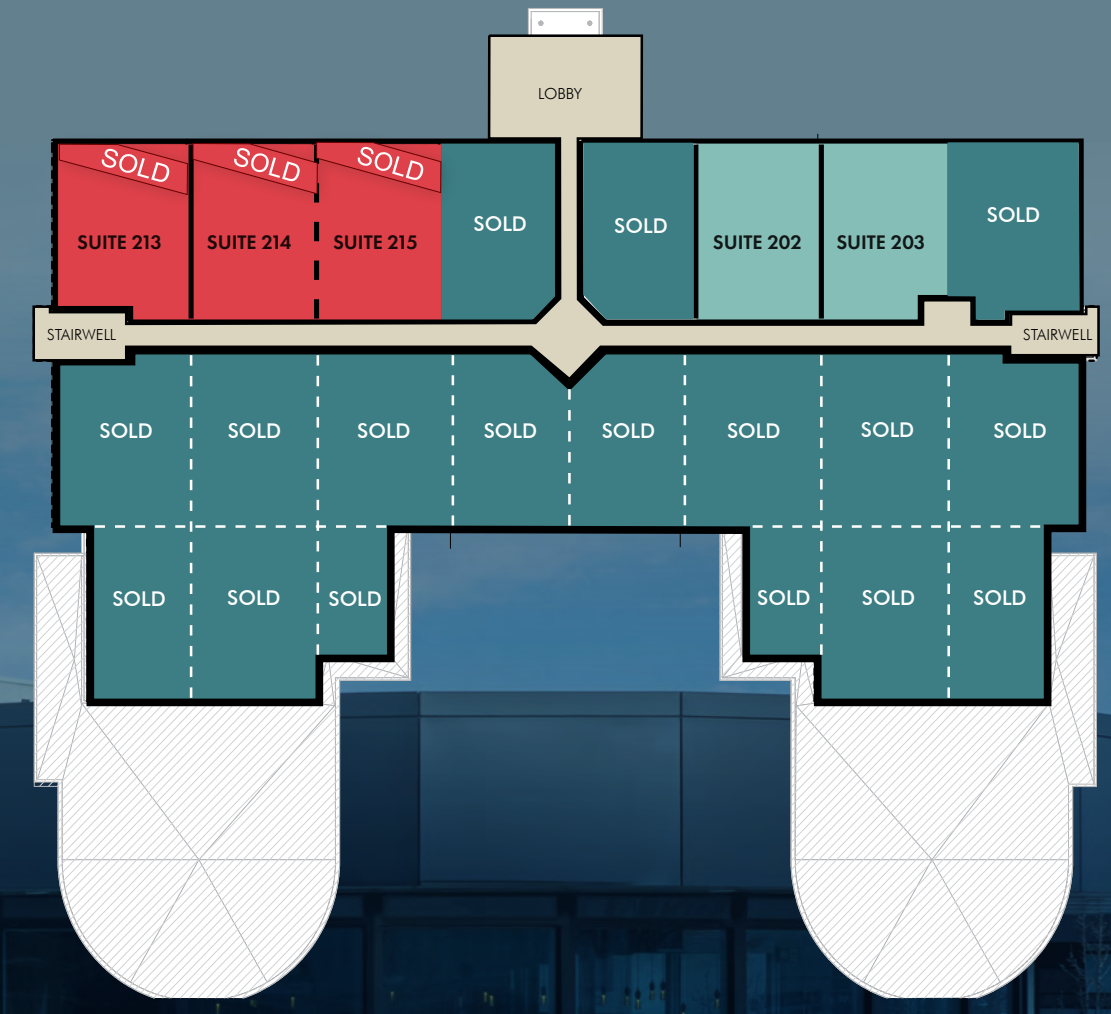
The Cubecom Team (the "Advisors") invites you to explore the potential of investing in a vibrant community that supports both business growth and customer engagement. Seize this opportunity to become part of Burlington's ongoing development and success.



# BUILDING PLAN



GROUND FLOOR



SECOND FLOOR

# RETAIL FLOOR PLANS

SOLD CONDITIONALLY

**Suite 213**  
1,067 SF

SOLD

**Suite 214**  
1,067 SF

SOLD

**Suite 215**  
1,057 SF

SOLD

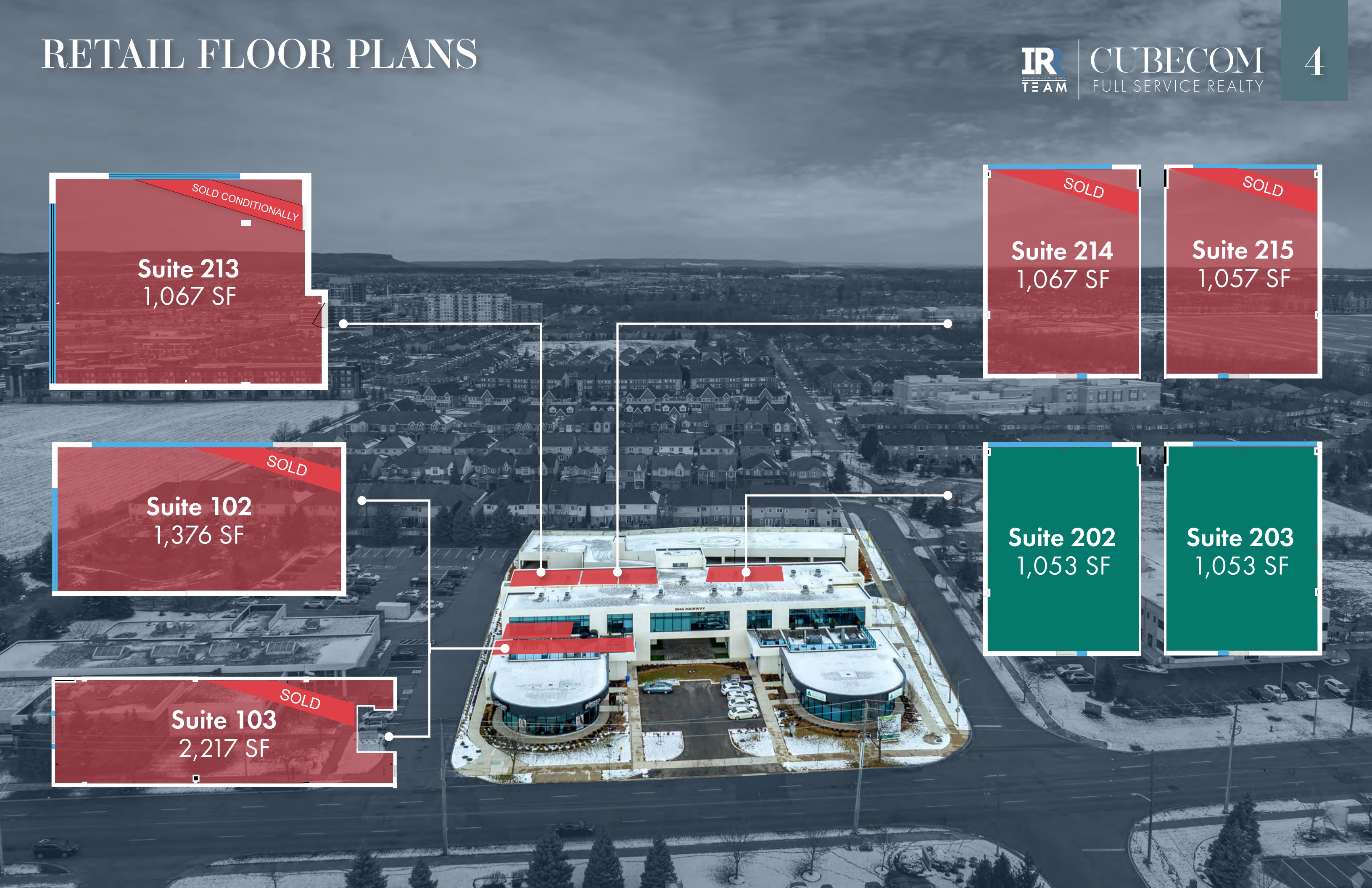
**Suite 102**  
1,376 SF

**Suite 202**  
1,053 SF

**Suite 203**  
1,053 SF

SOLD

**Suite 103**  
2,217 SF



# PRICES

UNIT	SF	PRICE PER SF	PRICE	MONTHLY CONDO FEES	MONTHLY PROPERTY TAXES
102	1346		SOLD CONDITIONALLY		
103	2217		SOLD CONDITIONALLY		
102 - 103	3593		SOLD CONDITIONALLY		
202 - 203	2100	\$450	\$945,000	\$798.63	\$997.49
213	1067		SOLD CONDITIONALLY		
214	1057		SOLD		
215	1049		SOLD		

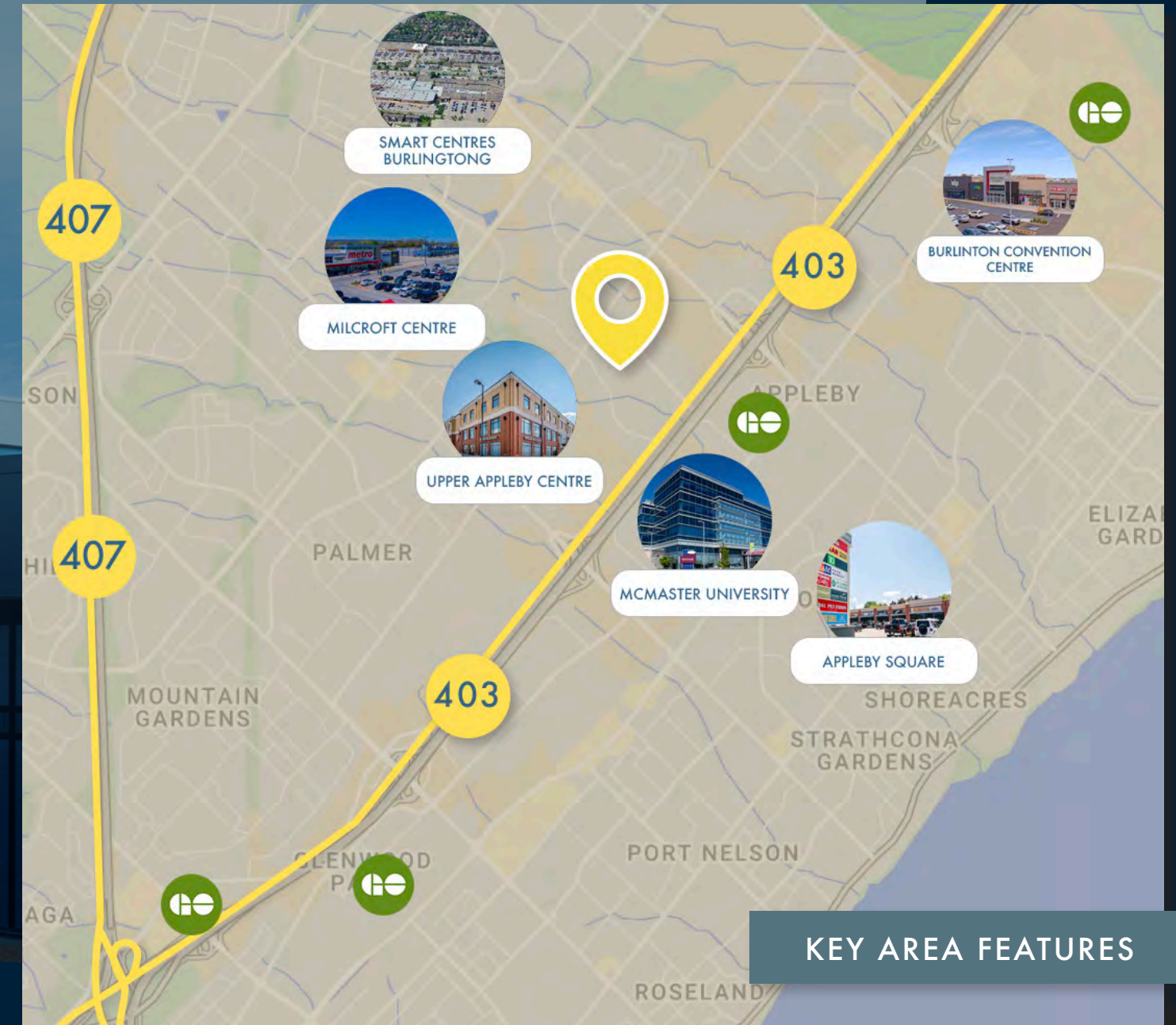


# AREA OVERVIEW

5045 Mainway offers outstanding accessibility and convenience. Located in the heart of Burlington, this mixed-use commercial project provides strong connectivity to the Greater Toronto Area (GTA). With immediate access to the QEW, it enables efficient travel to surrounding regions including Hamilton, Oakville, and Mississauga. Furthermore, public transit options, including GO Transit and Burlington Transit, are readily available, ensuring seamless transportation to and from the site.



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KEY AREA FEATURES

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## PARKING

Ample parking on site ensuring that owners, visitors, and clients alike can access the complex with ease and convenience.





## ACCESSIBILITY

Situated just North of the QEW and conveniently close to the Appleby Go station. Whether by bus, train, or car, reaching 5045 Mainway is effortless.



## PROXIMITY TO HIGHWAYS

5045 Mainway benefits from exceptional connectivity via major highways. The QEW is just minutes away with easy connectivity from surrounding markets such as Mississauga, Oakville, Stoney Creek and Hamilton.



## COMMERCIAL NODE

Conveniently situated amidst array of classes of commercial real estate projects offers a unique opportunity to attract both office and retail users..



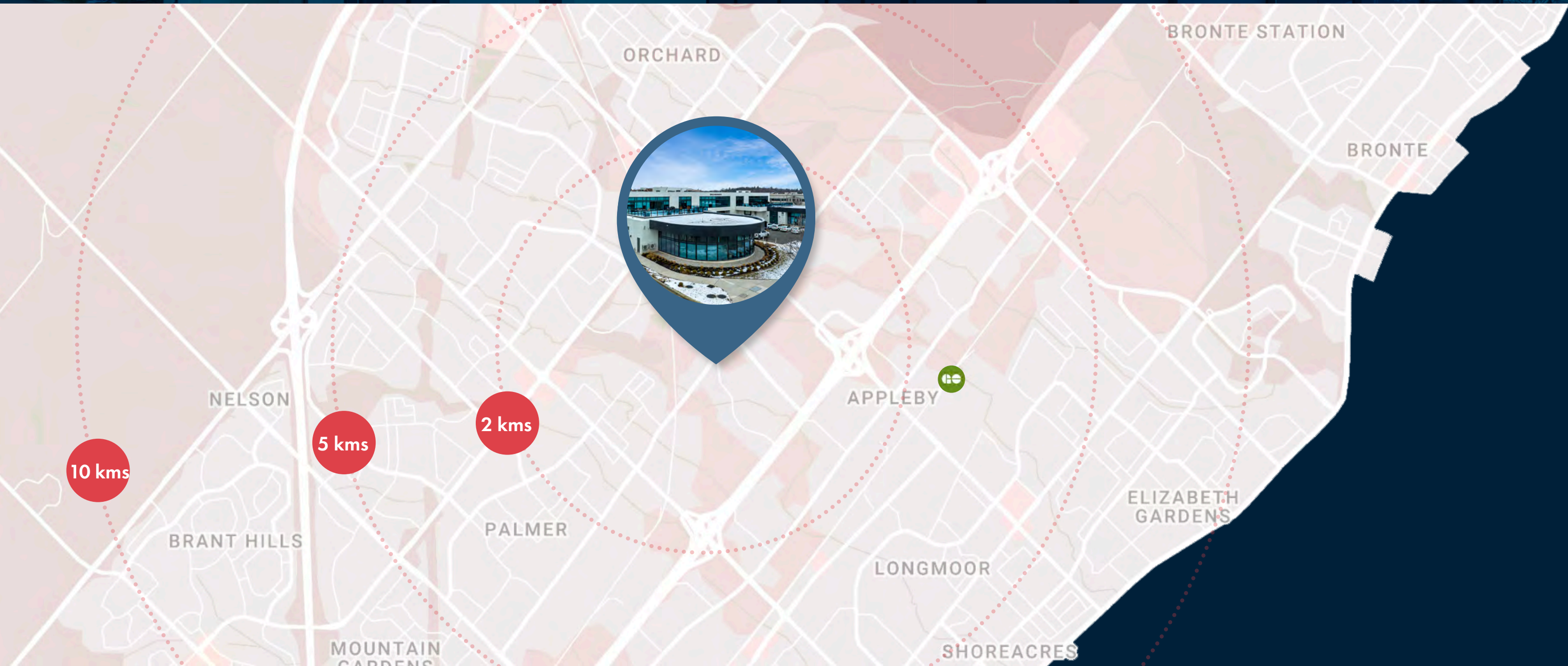
## GTA GATEWAY

5045 Mainway is strategically situated in the heart of Burlington, offering convenient access to the surrounding Greater Toronto Area (GTA) markets.



## NEW DEVELOPMENTS

A wave of new developments is transforming the surrounding area, with numerous projects already in progress and many more scheduled for the near future.



## POPULATION

2 km: 16,235 | 5 km: 142,633 | 10 km: 319,261



## DAYTIME POPULATION

2 km: 42,367 | 5 km: 153,784 | 10 km: 305,963



## AVG. HOUSEHOLD INCOME

2 km: \$139,295 | 5 km: \$149,760 | 10 km: \$149,370



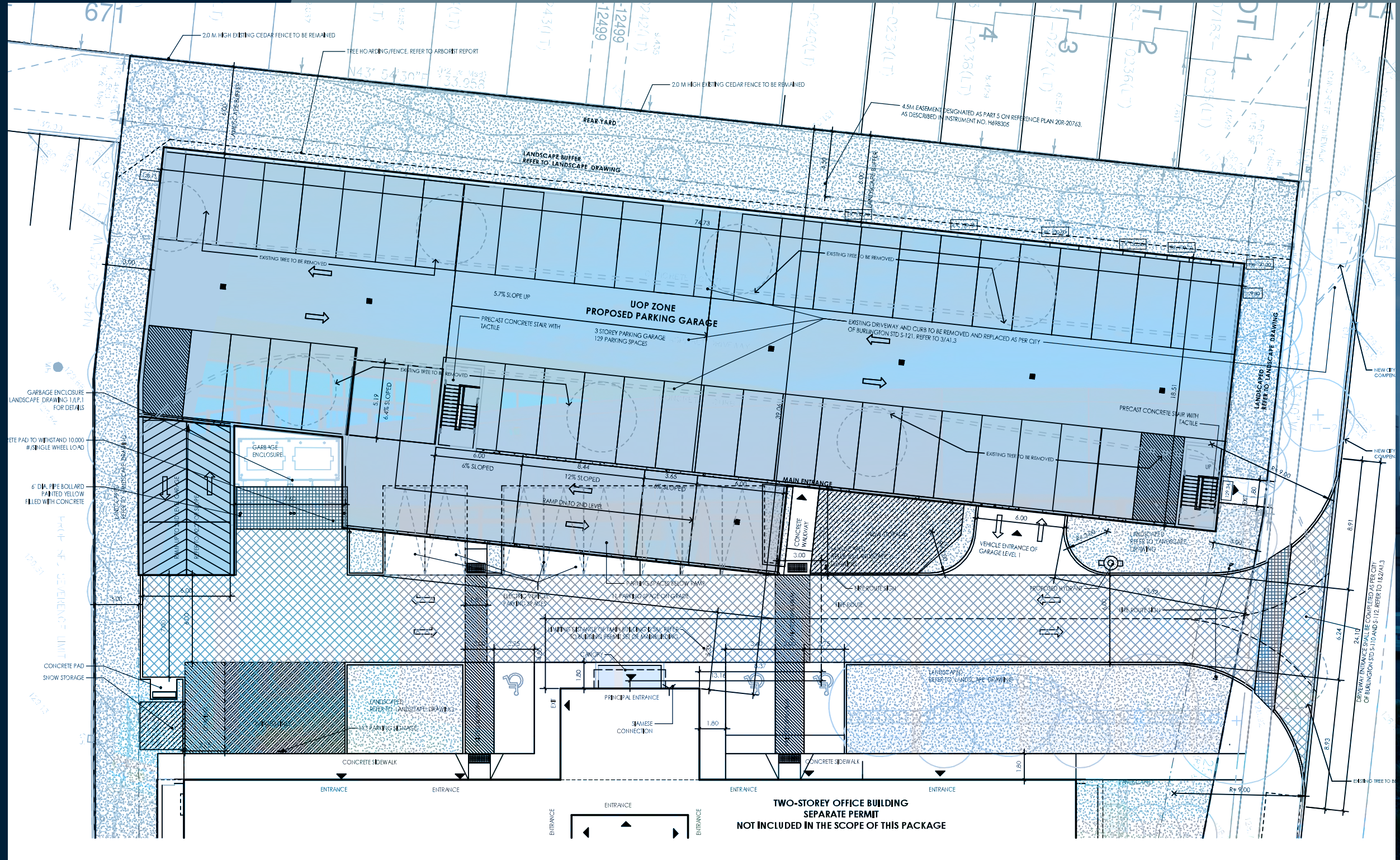
## MEDIAN AGE

2 km: 41.5 | 5 km: 41.8 | 10 km: 42.9

\*Source: CoStar

# PARKING FLOOR PLAN

Finding parking in this area is easy, with many spots available for your convenience. Whether you're visiting for a short time or staying longer, you'll have access to plenty of parking options nearby, making your experience smooth and enjoyable.



Location	Parking Spots
South Parking Lot	11
North Parking Lot	14
Parking Garage L1	42
Parking Garage L2	41
Parking Garage L3	46
<b>TOTAL</b>	<b>154</b>

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**TWO-STORY OFFICE BUILDING  
SEPARATE PERMIT  
NOT INCLUDED IN THE SCOPE OF THIS PACKAGE**



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**DISCLAIMER**.....

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**CONTACT US:**

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