

680-708 DENISON STREET, MARKHAM, ON

DENISON PLAZA

COMMERCIAL CONDOMINIUMS



HARBOUR EQUITY



**CUSHMAN &
WAKEFIELD**

EXCELLENT EXPOSURE & RARE INDUSTRIAL/ RETAIL ZONING

UNITS AVAILABLE FROM 3,237 AND UP

Located in the heart of Markham's home improvement hub, Denison Plaza offers an exceptional opportunity for customer-facing industrial/retail companies with a requirement for excellent street exposure for retail coupled with warehousing, light manufacturing or office space that comes with various shipping options.

With rare zoning that permits various retail uses, and front facing units that provide incredible signage and exposure on Denison Street, Denison Plaza is a rare offering. Denison Plaza is ideal for home improvement showrooms or similar uses looking appeal directly to their customers.

With only 13 units, this is a limited offering with units starting at 3,237 sf. which may be combined to accommodate larger users. The building has units with truck-level or drive-in options and potentially both if purchasing contiguous units.



PROPERTY HIGHLIGHTS



Units Range from
3,237 SF and Up



Offering a range of
drive-in & truck-level
shipping options



Zoning includes a special
exception that permits
various retail uses



All 13 units have
frontage and signage
on Denison Street



Surrounded by an
affluent population base
with avg. household
income above \$135,000.



Located minutes from
Highway 404 & 407



Located 30 minutes to
Downtown Toronto

PROPERTY SPECS

Denison Plaza offers a range of unit sizes and layouts, which can be combined for larger users. There are 2 units currently vacant and available for sale. Please speak to listing agents about configuration, pricing and timing. All other units will be available upon the expiry of existing tenant leases.

ADDRESS	680-708 Denison Street
TOTAL PROJECT SIZE	46,855 SF
NUMBER OF UNITS	13
SHIPPING	8 Drive In Doors, 5 Truck Level Doors
CLEAR HEIGHT	16 ft
ESTIMATED CONDO FEES PER BUDGET	\$2.89 psf/year (approx)
ASKING PRICE & AVAILABILITY	Speak to listing agents

TRUCK LEVEL (TL) & DRIVE IN (DI) LOADING



DENISON STREET

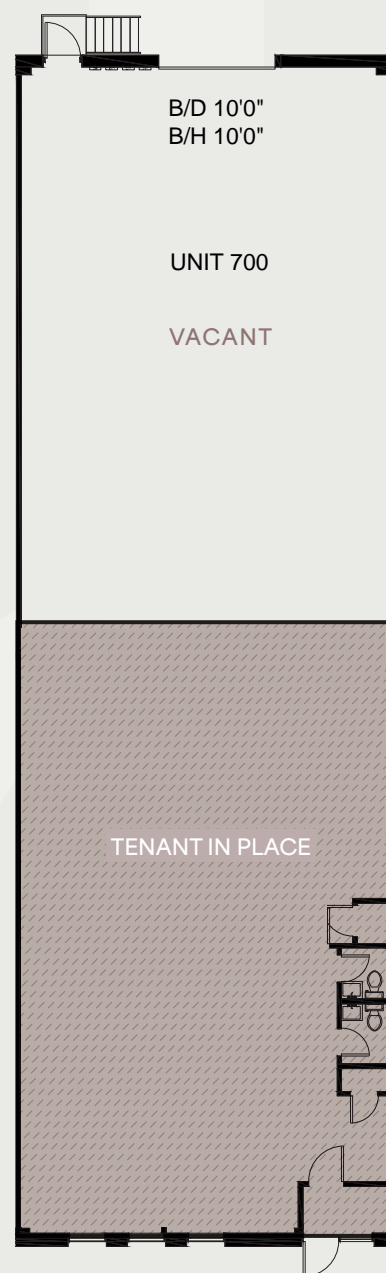
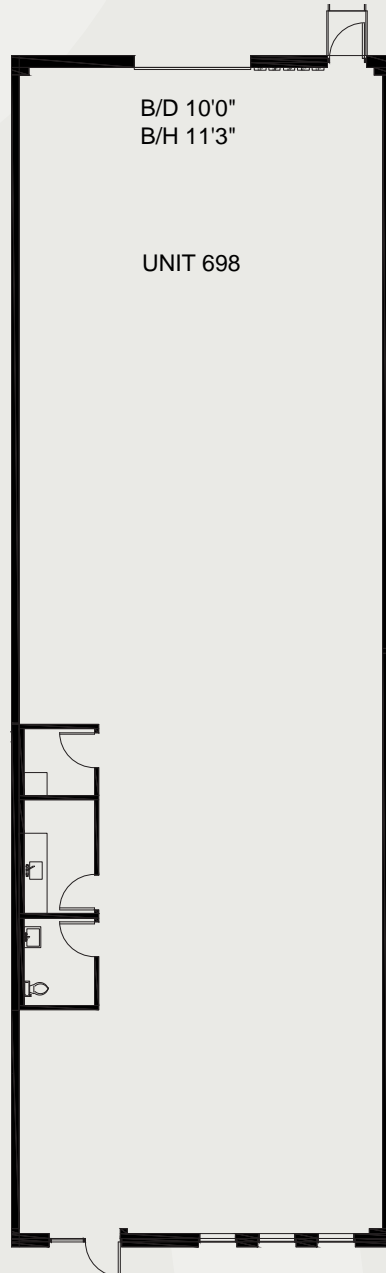
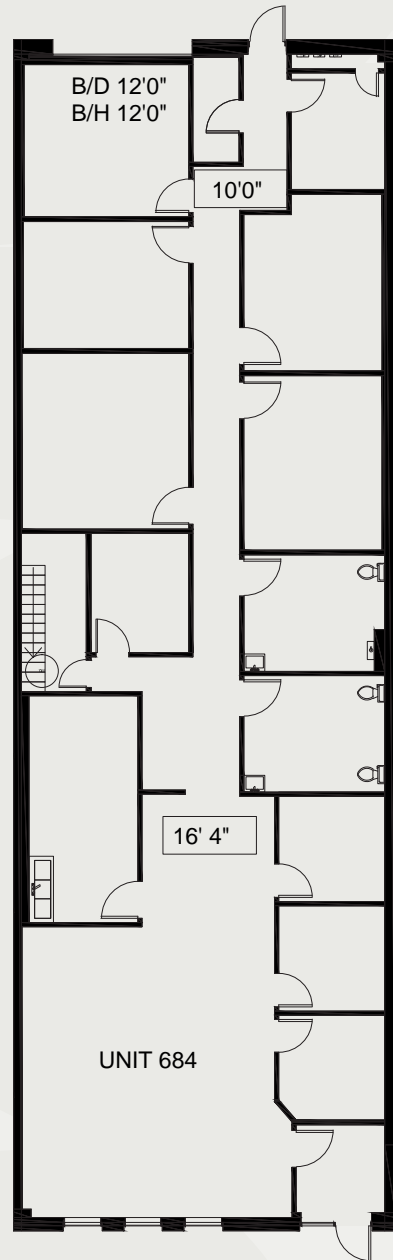


AVAILABLE UNITS

UNIT 684
3,262 SF

UNIT 698
3,241 SF

UNIT 700
3,268 SF



CONTIGUOUS
TOTAL SF: 6,509 SF





齊魯置業
QILU DEVELOPMENTS
设计
DESIGN
高档装修
HOUSE RENOVATION
豪宅翻建
CUSTOM HOMES

大槐树
MAGIC NOODLE INC.

MAGIC NOODLE INC.

食店

EMS
WORLD
CITY

AREA DEMOGRAPHICS & STATISTICS

With average household incomes and home sale prices well above average and rapidly rising populations in Markham and the adjacent Richmond Hill community, Denison Plaza provides an ideal opportunity for retail and home improvement businesses to gain exposure to an affluent customer base.

338,503
TOTAL POPULATION

\$1.2 MILLION CAD
AVERAGE HOME VALUE

\$135,635
AVERAGE HOUSEHOLD INCOME

15,000 – 20,000
DAILY VEHICLE TRAFFIC COUNT
ALONG DENISON STREET PER DAY



DENISON PLAZA



JOIN OVER 50 OTHER COMPANIES IN THE HOME IMPROVEMENT INDUSTRY

1	NibavHome Lifts	11	Goldwood Stairs	22	Breen Drapery & Hardware
2	Direct Plumbing & Renovations	12	Hong Fa Granite	23	Vinty Window & Doors
3	EnerFrees	13	OPT Windows	24	Besso Floor & DÃ©cor
4	Art Stone Gallery Corp	13	DAE Sun Glass & Mirrors	25	Amazon Hardwood
4	TeKitchen	13	New Life Bath Warehouse	26	HY Hardwood Stairs & Flooring
4	Wonder Stone & Counters	14	Kingwave Flooring	26	Toronto Cabinetry
4	Styles Custom Products	15	C&C Lighting	27	TC Home & Floors
4	I Flooring	15	European House Furniture	28	Rich View Construction
4	Rouge Fine Cabinetry	15	Kasa Quartz	28	Winford Windows
5	Sinai Kitchen	15	Oasis Flooring	29	Ample Electrical
6	J&Y Cabintery	16	Woodcraft Solid Furniture	29	Latitude 37 N Development
6	YTT Glass	17	Mei Ya Hardwood Flooring	30	Vista Stair & Handrail
7	HomeEasy Building Supplies	18	Gold Sand Stone	31	P Wood Kitchen
8	OcomeGranite & Marble	19	Molson Flooring	32	DHQ Doors
8	Rainbow Kitchen Cabinet	20	Trim Ideas	33	KGW Glass Works
8	Span-Co General Contractors	21	Len Kitchen Cabinet	33	Zhuo's Renovation
8	PerfitCabinetry	21	Taco Stone	34	North Woodwork Cabinetry
9	Stairs & Iron	21	New Life Bath & Building	34	Sinco Marble & Granite
10	Cana Reno	21	KT Kitchen Cabinetry	34	ADA Kitchen

CONVENIENT & CONNECTED LOCATION

Located just 30 minutes from Downtown Toronto, in a Markham submarket that features a growing population of 343,000 residents, Denison Plaza conveniently sits at the epicenter of retail activity to offer retail and home improvement tenants easy access to customers from all over the GTA.

AMENITIES WITHIN 5 KM

- 53 Retail
- 44 Restaurants
- 16 Hotels
- 7 Gas Stations
- 7 Fitness

DRIVE TIMES

Steeles Avenue	3 min
Highway 404	4 min
Highway 407	5 min
Highway 7	7 min
Highway 401	13 min
Downtown Toronto	29 min



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FOR MORE INFORMATION, PLEASE CONTACT

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