

2640 RUTHERFORD ROAD

MAPLE, ONTARIO



EXECUTIVE SUMMARY

REC Commercial is pleased to offer for sale 2640 Rutherford Road, Maple, ON (Vibrant Health Medical Centre) — a 15,985 +/- sq. ft. two storey medical office building. This is a 4-year-old asset with no significant capital improvement expected in the immediate future. The subject is situated at the intersection of Melville Ave and Rutherford Rd, between Jane St and Keele St.

OVERVIEW

ADDRESS	2640 RUTHERFORD ROAD MAPLE, ON
ASKING PRICE	\$13,000,000
SIZE	15,985 +/-
ZONING	COMMERCIAL - C5
AGE	4 YEARS +/-
PARKING	280 SPOTS

BUILDING FEATURES

EXTERIOR

- Parking lot and building outfitted with LED high efficiency lighting
- Modern Glass exterior walls - floor to ceiling
- Tinted reflective exterior glass walls keep heating and cooling costs down
- 280 free parking spots available

INTERIOR

- Interior is outfitted with LED high efficiency lighting, giving a bright and natural interior lighting
- Double blind system allows sunlight in while maintaining privacy
- Auto-locking front door (on a timer)
- Motion sensing light switches turn lights off automatically to save electricity
- Water saving taps and toilets.

Simeon Papailias

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