

# FOR LEASE

## 325 WESTNEY ST. S. UNIT 2



## PROPERTY HIGHLIGHTS

- \$14.00 per sq. ft. net
- \$8.50 per sq. ft. (Taxes, Maintenance & Insurance)
- Unit 2: 2,800 sq. ft.
- Zoning: Prestige Employment
- Generous on-site parking

### Unit 2

- Property suited for a variety of purposes: ideal for dance, gym, martial arts.
- 2 entrances, 4 fire exits
- 2 washrooms, updated flooring, updated tile in kitchen



**SUE DUCHESNAY**  
Sales Representative  
sue@durham.net  
Toll Free 866.273.1333

**CHRIS TYROVOLAS**  
Broker  
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\*Not intended to solicit sellers or buyers currently under contract.

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### ZONING

#### 6.4 EMPLOYMENT ZONES

No person shall use any land or erect, alter or use any building or structure in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

##### 6.4.1 Permitted Uses (Amended by By-law 50-2013)

The following table establishes the uses permitted in the Employment Zones.

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Accessory Retail Sales Outlet (1)	•	•	•
Banquet Facilities	•		
Building And Construction Materials Facility		•	•
Commercial Fitness Centre	•		
Commercial School (6)	•		
Community Centre	•		
Contractors Yard		•	•
Day Care Facility	•		
Drive-Thru Facility	•		
Dry Cleaning Establishment	•	•	
Emergency Service Facilities	•	•	•
Financial Institution	•		
Fuel Storage Supply Yard			•
Funeral Home	•		
Hotel	•		
Licensed Accessory Outdoor Patio (4)	•		
Light Manufacturing (2)	•	•	•
Machinery And Equipment Sales And Rental		•	•
Manufacturing		•	•
Medical Clinic	•		
Motel	•		
Motor Vehicle Repair Facility		•	•
Motor Vehicle Rental Establishment	•	•	
Motor Vehicle Sales Establishment	•	•	
Motor Vehicle Washing Establishment		•	•
Offices	•	•	•
Outdoor Storage (3)		•	•
Personal Service Shop	•		
Place Of Assembly	•		
Place Of Entertainment	•		
Place Of Worship (5)			
Public Storage Facility	•	•	
Recreation Facility	•		
Restaurant	•		
Restaurant, Drive-Thru	•		



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### LISTING



**325 Westney Rd S 2** List: \$14.00 Per Sq Ft  
**Ajax Ontario L1S 6M5**  
 Ajax South West Durham  
**SPIS: N** For: Lease  
**Taxes: \$8.65 / 2018 / T.M.I.** Last Status: Pc  
**Legal:** DOM: 66

Commercial/Retail Freestanding: N Lse Term Months: 36/ 120  
 Retail SPIS: N  
 Service Related Franchise:  
**Comm Condo Fee:** **Possession: 30 Days Tba**

MLS#: E4027486

PIN#:

**Total Area:** 2,800 Sq Ft  
**Ofc/Apt Area:**  
**Indust Area:**  
**Retail Area:** 2,800 Sq Ft  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** Prestige Employment  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Clod  
**Phys Hdp-Eqp:**

**Survey:**  
**Lot/Bldg/Unit/Dim:** 0 x 0 Feet Unit  
**Lot Irreg:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:**  
**Water:** Municipal  
**Water Supply:**  
**Sewers:**  
**A/C:** Y  
**Utilities:** A  
**Garage Type:** None  
**Park Spaces:** #Trl Spc:

**Prop Feat:**  
**Soil Test:**  
**Out Storage:**  
**Rail:**  
**Crane:**  
**Basement:**  
**Elevator:**  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**

<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:** Property Suited For A Variety Of Uses: Ideal For Dance, Gym, Martial Arts. 2 Entrances, 4 Fire Exits, 2 Washrooms, New Flooring, New Tile In Kitchen, Hood Fan In Kitchen Is Capped. 2 New Hvac Unit 3 Tonne Each Recently Installed. Generous On-Site Parking.  
**Extras:**

**Listing Contracted With:** ROYAL LEPAGE FRANK REAL ESTATE, BROKERAGE 905-666-1333



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