

FEATURE SHEET



FOR LEASE
FRONTING
Q.E.W.

442 MILLEN RD. #3, STONEY CREEK



Links:

[Google Street Views](#)

[Google Aerial Map](#)

Rare QEW exposure

High quality commercial condominium for office, light industrial, retail, automotive, commercial and wholesale uses

Please contact:

CHRIS SEEPE

Broker of Record, President

M: (416) 525-1558

cseepe@aztechrealty.com

- Commercial / Industrial / Retail condo in well-established plaza
- **29' frontage facing QEW** (one minute from Fruitland exit)
- **Size:** 2,300 square feet
- **19-foot clear height**—ideal for high wall racking, large item light manufacturing, etc.
- **Zoned:** MP-7 Preferred Industrial. Many permitted uses (see page 3)
- Drive-in rear door—about 10 feet x 10 feet
- **5 parking spaces included**
- **Over \$75,000 in leasehold improvements:** 2 finished washrooms, hardwood flooring, 1 office
- **6-ton HVAC** (heating and air conditioning)
- Drywall - 8 feet up from floor
- Modern architecture and professional landscaping
- High quality precast with ample natural light
- **Lease: \$9.95/sq ft Tenant pays all utilities & TMI**



Aztech Realty Inc., Brokerage ♦ 6 Riviera Drive, Concord, Ontario L4K 2J1 ♦ T: (416) 525-1558 ♦ O: (905) 738-0896 ♦ www.aztechrealty.com

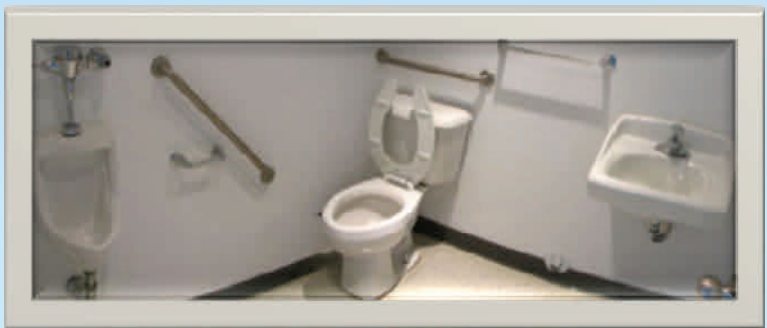
FEATURE SHEET



Distance to Amenities & Retail

Grocery Stores	
Eat Italian Glute	0.01
Rockton Berry Farm	0.81
Arvin at Fruitland	1.08
Fruitland Po	1.09
Hy & Zel's	1.49
Bosnian Specialties	2.75
Stoney Creek Groc.	3.33
Farm Fresh Country	3.33
Restaurants	
Domino's Pizza	0.74
Tim Hortons	0.78
Mustang's Big Ol'	0.82
Tim Hortons	0.85
Nella Cutlery Ltd	1.32
Gold City Chinese	1.51
Edgewater Manor	2.07
Coffee Shops	
Tim Hortons	0.78
Tim Hortons	3.10
B & H Cafe Restau	3.33
Crown Cafe	3.35
Hardware Stores	
The Home Depot	4.51
Lowe's Home Impro	6.10

Bars	
Rock Bar Construc	1.64
Spuntino Fine Foo	3.33
Lotos Bar And Grill	3.33
Panarama Sports Bar	3.33
DCAFF	4.47
Jack Astor's Bar	4.54
Bookstores	
Harvestime Christ	4.47
Barones Books	7.85
Fitness	
Aftershok Core	2.17
Lean Bodies	2.74
Fiesta Sun Tanning	2.74
Lee Sukhi Taekwondo	3.33
Active Body Clinic	4.34
Drug Stores	
Shoppers Drug Mar	1.22
Hy & Zel's The Su	1.49
Kingmount Pharmac	3.77
Queen Lake Pharma	3.86
Shoppers Drug Mar	4.45



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Accessed from Fruitland Road, exit off QEW



View from the back looking forward before hardwood flooring installed



Back entrance to unit



Approximate Location

Zoned MP-7 (Preferred Industrial)

Permitted Uses

- Any assembling, manufacturing or processing use which is not obnoxious as defined by this By-law
- Animal Hospitals or Shelters
- Business & Professional Offices
- Business & Commercial Trade Schools
- Commercial Recreational Uses
- Equipment Rental and Servicing
- Industrial Garages
- Machine Shops
- Motor Vehicle Parts &

Accessories Retail Stores

- Motor Vehicle Repair Garages
- Parking Lots (By-law 4334-96)
- Printing Establishments
- Research Centres
- Sample Showrooms
- Service and Repair Shops
- Warehouses
- Wholesale Uses
- Trade and Convention Centres (excluding flea markets)
- Video, Film or Radio Sound Production Studios
- Uses, buildings or structures accessory thereto except residential uses

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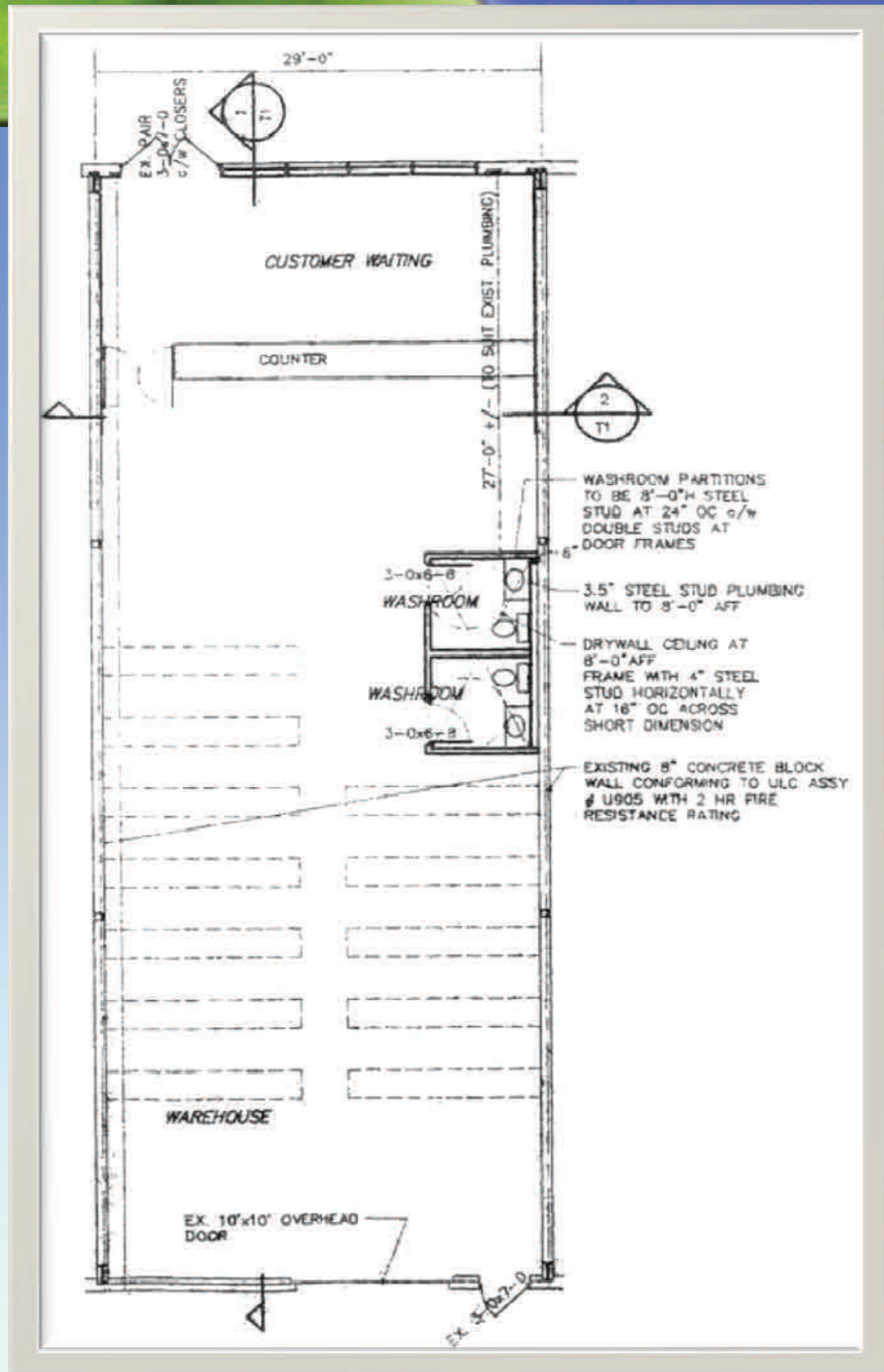
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Situated in one of Stoney Creek's newest business locations

Modern architecture and professional landscaping

High quality precast with ample natural light



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Distance (in km) from the Subject Property to Other Retailers and Amenities

Restaurants		Groceries		Hospitals		Books	
Rainbow Restaurant	0.10	Mega Food Market	0.19	St John Ambulance	0.25	Worlds Collide	0.11
Mexico Lindo	0.12	Metro (Supermarkets)	0.56	Canadian Mental Health Assoc	0.28	Comic Alley Toys	0.29
Osaka Sushi Restaurant	0.22	One Stop Shopping	0.58	Erin Broadfoot ND	0.33	Skyfox Games	0.31
Curry Club Restaurant	0.24	Helens Mini Supermarket	0.71	Oshawa Health Centre	0.42	Paraphernalia Books 'N' Stuff	0.37
Diamond's Grill	0.24	Siva's Mart	1.12	Vascular Laboratory Clinic	0.42	Oshawa Public Library	0.59
Wing It	0.25	C & H Variety Store	1.14	First Step Oshawa	0.45	Books Are Me	0.71
Thai Cuisine	0.25	Oshawa Discount Centre	1.76	Oshawa Clinic Foot Care	0.51	Banking	
The Patty Shack	0.37	Price Chopper Plaza	1.79	Oshawa Health Centre	0.54	RBC	0.28
19 on King	0.38	Real Canadian Superstore	1.96	FeelGood Natural Health Store	0.60	St. Stanislaus Credit Union	0.31
Avanti Trattoria	0.38	Shopping		Lakeridge Health	0.64	TD Canada Trust	0.35
Golden Tai Restaurant	0.41	Simcoe Furriers	0.12	Oshawa Hearing Aid Clinic	0.68	CIBC	0.36
Thirsty Monk	0.46	Steve's Leather Fashions	0.30	Pregnancy Help Centre	0.80	OntCivil Service Credit Union	0.38
Fazio's Restaurant	0.46	Murray Johnston Men's Wear	0.32	Doctor		Scotiabank	0.46
Riley's Pub	0.50	Dino's Men's Wear	0.37	Dr. Sherman Ki & Associates	0.06	Bank of Montreal	0.46
New Globe Restaurant	0.52	Doug Wilson Men's Wear	0.42	Black Optometry	0.06	Ukrainian Credit Union	0.79
Hong Kong House Restaurant	0.63	Fitness		Chiropractic Rehabilitation	0.13	Pubs	
Pharmacy		Canadian Home Healthcare	0.26	Baker J D Dr	0.15	The Stags Head Pub And Grill	0.26
Parkwood Pharmacy	0.07	Durham Family YMCA	0.33	Dr. Evan Zaretsky	0.15	Murphy's Pub And Grill	0.30
Bond Street Pharmacy	0.28	Wong's Martial Arts	0.37	Wagner Timothy Dr	0.16	Thirsty Monk	0.46
Lovell Drugs	0.35	CNIB	0.45	McAllister Kevin & Kelly	0.34	Riley's Pub	0.50
Total Health Pharmacy	0.42	Arts Resource Centre	0.52	Missiha Sharif Dr	0.42	Bike Shops	
Oshawa Central Pharmacy	0.45	Durham Women's Fitness	0.56	Clarington Dental Health	0.42	Black Pony Bmx	0.26
Saver's Drug Mart	0.47	Balance Pilates	0.80	Courtice Health Centre	0.54	Sport Chek Oshawa	1.48
Clinic Pharmacy (CHS)	0.54	Platinum Family Fitness	0.81	Marcus H I Dr	0.59	Post Offices	
Shoppers Drug Mart	0.90	GoodLife Fitness	1.32	Lakeridge Health	0.64	Lovell Drugs	0.35
Medical Pharmacy	0.96	Theatre Dance Academy	1.41	Ro, A Dr	0.68	Oshawa Centre Post Office	0.37
Central Pharmacy	0.99	Your Good Health Stores	1.59	Dentist		Coffee	
Prescription Pharmacy	1.22	Snap Fitness	2.40	Luczak, Dorota	0.06	Cocoa & Joe	0.22
Rexall Pharma Plus	1.39	Schools		Dr. Sherman Ki & Associates	0.06	Shez J J's Cafe	0.33
Zellers Pharmacy	1.59	Mary Street Community School	0.29	Oshawa Denture Clinic	0.13	Coffee Culture & Eatery	0.35
Child Care		Durham Business College	0.33	Baker J D Dr	0.15	Isabella's Chocolate Café	0.35
Christ Community Nursery	1.24	School of Hair & Nails	0.35	Lakeridge Dental Centre	0.15	Country Style	0.37
St. Christopher Catholic School	1.49	Academy of Hairstyling	0.41	Dr. Evan Zaretsky	0.15	Beanz Cafe	0.41
The Children's Place	1.59	Oshawa Driving School	0.42	Wagner Timothy Dr	0.16	Golden Tai Café	0.41
Boys & Girls Club of Durham	1.67	Psychotherapy Training Institute	0.54	Stacey Jan Dr	0.19	Coachlite Roller Gardens	0.44
Great Beginnings Montessori	1.68	O'Neill Collegiate Institute	0.62	Oshawa House Dental Center	0.20	Kings Court Catering	0.44
Co-Operative Preschool	1.72	University Of Ontario Institute	0.68	Cove Michael Dr	0.20	Tim Hortons	0.49
Joy Preschool	1.92	Durham Continuing Education	0.73	Dental Health Care Centre	0.23	Simple Bodega Tea House	0.62
		TriOS College	0.86	Ballard A J Dr	0.29	Tim Hortons	0.75
				Fenwick S Dr	0.38	Dairy Queen	1.07
				Clarington Dental Health	0.42		