

FEATURE SHEET



**DOWNTOWN
FREE
CUSTOMER
PARKING**



6212 MAIN STREET, STOUFFVILLE, ON

2,800 ft² second floor retail and professional office space

[Google Aerial Map](#)

[Google Street View](#)

- **Size:** 2,800 sq ft, 2nd floor space (could subdivide half)
- Next to GO station (trains and buses)
- Large bright windows, two-thirds high, overlooks main thoroughfare through heart of Stouffville
- **Parking:** 47 (21 underground), no charge
- **Tenants:** *IDA Pharmacy, Edward Jones, PACE* credit union, doctors, dentist, X-Ray/ultrasound
- Unit has 2 washrooms, 4 showers, sink, two entrances
- **Uses:** most recently physiotherapist, previously fitness, professional office, school, studio ... (see page 3)
- Handicap accessible—elevator to parking garage
- **Traffic Count:** about 13,400 (2012)
- **Net:** \$12.00 **TMI:** \$ 8.00

Please contact:

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AZTECH
REALTY INC.
BROKERAGE

Excellent main street exposure

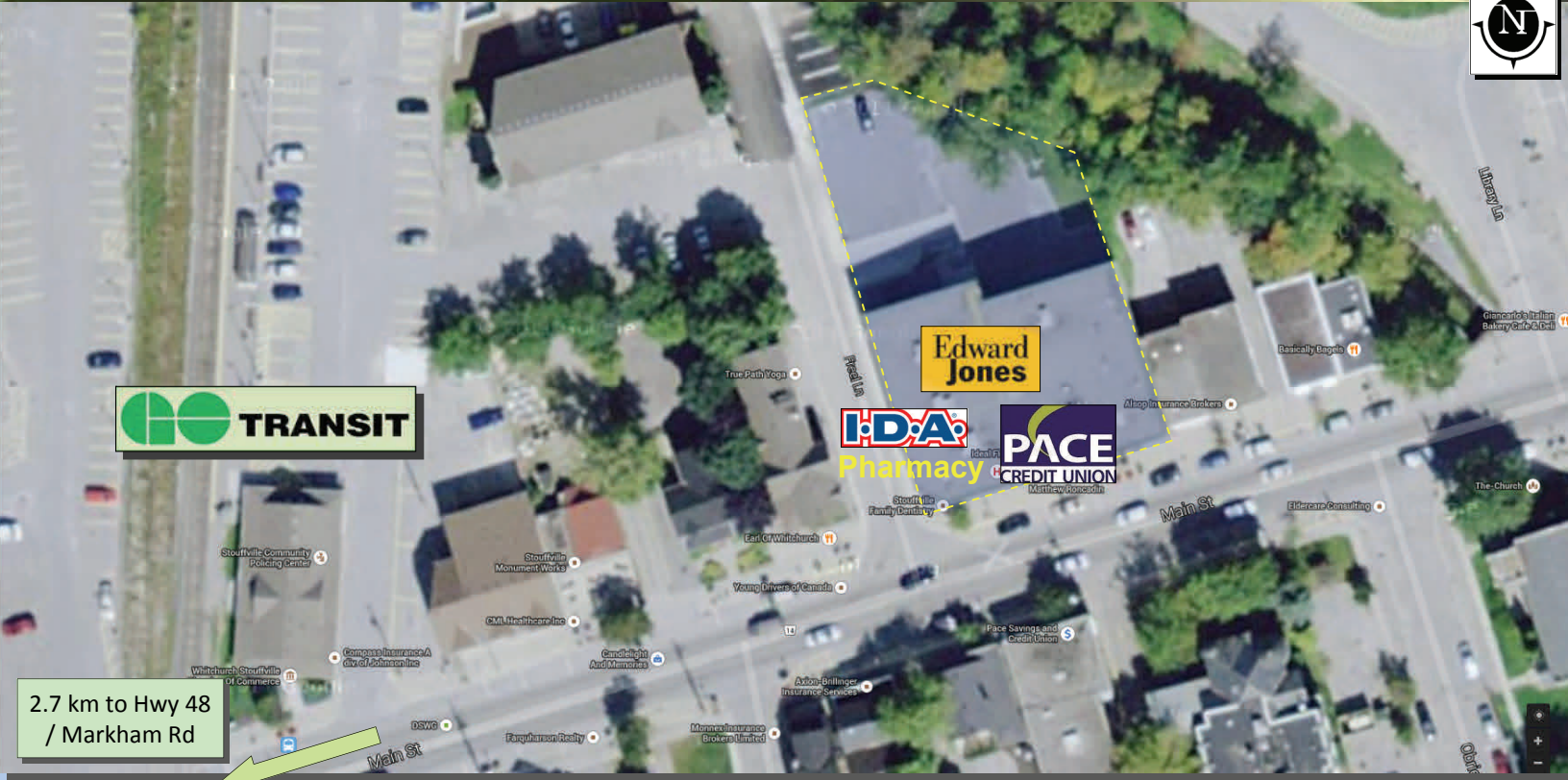


21 unallocated underground parking



26 unallocated outdoor surface parking

FEATURE SHEET



Permitted Uses, Buildings and Structures

Zoning: Commercial-Residential
Mixed - Community Core Area
(CM1)

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- Animal Grooming Centre
- Apartment Building
- Assembly Hall
- Club
- Combined Live Work Use
- Connected Live Work Use
- Commercial Recreation Use
- Commercial School
- Convenience Store
- Day Care Centre
- Dry Cleaning Establishment
- Dwelling Unit above a Commercial Use
- Financial Institution
- Fitness and Recreation Facilities
- Funeral Home
- Group Home

- Government Services
- Hotel
- Library
- Long Term Care Facility
- Office
- Park
- Personal Service Establishment
- Place of Amusement
- Place of Worship
- Restaurant
- School
- Senior Citizens' Home
- Service Establishment
- Studio
- Veterinary Clinic
- Retail Store



FEATURE SHEET



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

Bars	KM	Errands	KM	Restaurants	KM
Earl Of Whitchurch	0.03	I.D.A.	0.06	Pastaggio Italian Eatery	0.05
The Lion Of Stouffville	0.80	Pace Savings and Credit Union LTD	0.07	Pizza Pizza	0.09
Wild Wing Stouffville	2.00	Schell Lumber Home Building Centre	0.10	Annie's Kitchen Inc	0.10
Thai One On	2.20	CIBC	0.20	Fishbone Bistro	0.10
Sgt Peppers Pub & Grill	2.80	Savex Drug Limited	0.20	241 Pizza	0.20
Chiropractors		Scotiabank	0.30	China Garden Chinese Restaurant	0.20
Turner Allen Dr	0.03	Stouffville Main Po	0.40	La Cuisine De Ma Mere	0.20
Stouffville Chiropractic Health Center	0.04	Pharmasave Stouffville	0.90	Fickle Pickle Dining Lounge	0.30
Renew Integrative Health	0.20	BMO Nesbitt Burns	1.00	Good Eat Chinese Restaurant	0.30
Stanely Deborah DC Dr	0.20	TD Canada Trust	1.00	Corner House On Main	0.50
Mitchell Cindy Dr	0.30	Shoppers Drug Mart	1.20	Nancy's Pizza	0.60
Stouffville Health and Wellness Centre	0.30	Shoppers Drug Mart	1.50	Schools	
Stouffville Healthworks	1.00	Fitness		Buick's Karate Dojo	0.30
Dentists		True Path Yoga	0.03	Progressive Montessori Academy	0.50
Stouffville Family Dentistry	0.05	Moksha Yoga	0.20	Orchard Park Public School	0.60
Zeck Wm Dr	0.30	Curves	0.30	Glad Park Public School	0.80
Antoniazzi Anthony Dr	0.40	The Hearty Artichoke	0.30	York Catholic District School Board	0.80
L&A Orthodontics + Kids Dental	0.40	Snap Fitness	0.90	St. Mark Catholic Elementary School	0.90
Stouffville Denture Clinic	0.40	Anytime Fitness	1.60	Summitview Public School	0.90
Park Drive Dental Centre Inc	0.50	Groceries		St. Brigid Catholic Elementary School	1.10
Williston Beth Dr	0.50	The Meat Merchant Inc.	0.30	Shopping	
Dentistry On Main	1.00	No Frills	0.90	Girls Bra Boutique The	0.40
Perla Dental	1.30	Reesor's Market & Bakery	1.30	Bearly Used Kids' Clothes	0.60
Doctors		Metro	1.60	Convenience Market	0.90
The Health Centre of Stouffville	0.06	Zehr's Country Market	2.00	Giant Tiger	0.90
Stouffville Medical Centre	0.30	Reesor Farm Market	4.00	Mintdale	1.40
Stouffville Optometry	0.40	Coffee		Nickle Gate Variety	1.40
Physiotherapists		Red Bulb Espresso Bar	0.10	Pocket Change Apparel	1.50
Stouffville Joint Venture Physiotherapy	0.30	Baskin Robbins	0.80	Stouffville Village	1.50
Fizzique Personal Training	1.10	For The Love Of Jo	1.00	John Lord's Books	1.80
Stouffville Physiotherapy Clinic	1.80	Tim Hortons	1.80	Parks	
		Velvet Sunrise Coffee Roasters	2.00	Park Place	1.10

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All information presented in this feature sheet is provided for the convenience of the reader. The reader must satisfy themselves solely and exclusively as to the applicability and accuracy of all information.