

21 Hale Road

BRAMPTON, ONTARIO, L6W 3J9



INDUSTRIAL CONDOS FOR SALE

For more information please contact:

Neel Venugopal

Vice President, Broker

 **416-860-3660**

KOLT
KELLERWILLIAMS
REAL ESTATE ASSOCIATES
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

KOLT.CA

ABOUT 21 HALE ROAD

PROPERTY FEATURES & UNIT DETAILS

Highly Coveted **M2 Zoning**



Office & Washroom

Convenient small private offices with pre-built washrooms



LED Lighting

High quality & bright LEDs to light up your indoor space



Gas Forced Air/Radiant Heat

Get comfortable with quality heating in place



Drive-in Doors

Convenient drive-in doors to bring in vehicle, equipment and products

INTERIOR

EXTERIOR



Exterior LED Lighting (2022)

High quality & bright LEDs to light up your outdoor space



New Roof (2019)

Durable and long-lasting roof with warranty



Excellent Location

Conveniently located in prime Brampton location with easy access to highway 410

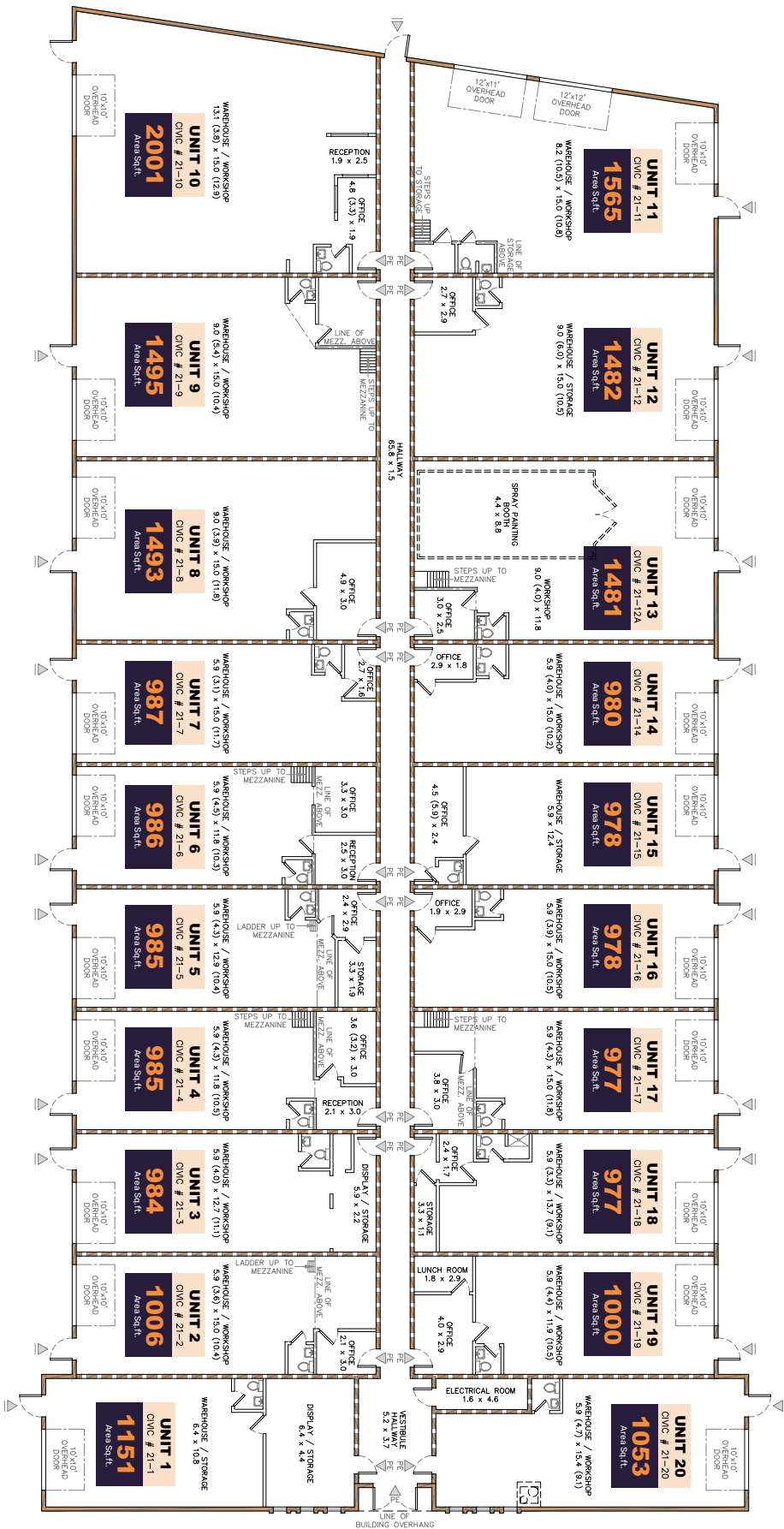


New Asphalt & Landscape (2023)

New asphalt and new landscapes to be installed in 2023

FLOOR PLAN

21 HALE ROAD



The Space



Units with private office & washroom

HIGHLY COVETED
M2 Zoning
FROM
\$ 575 per/sq ft

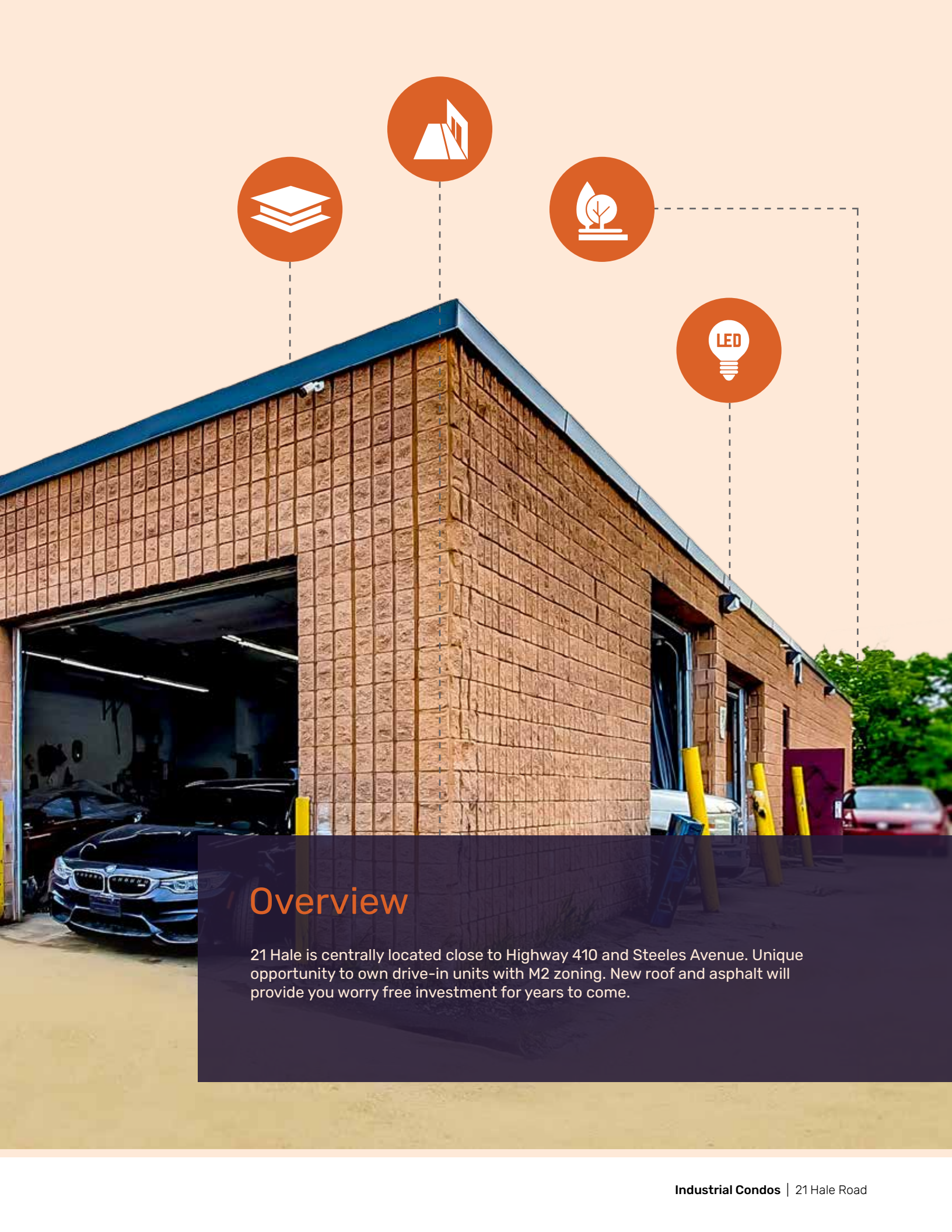


Private Offices



Warehouses have drive-in doors





Overview

21 Hale is centrally located close to Highway 410 and Steeles Avenue. Unique opportunity to own drive-in units with M2 zoning. New roof and asphalt will provide you worry free investment for years to come.

BENEFITS OF OWNERSHIP

WHY LEASE WHEN YOU CAN OWN?



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BRAMPTON, ONTARIO, L6W 3J9



Be An Owner

- ▶ Control your real estate destiny
- ▶ Pay rent to yourself
- ▶ Amend your unit to suit your business specific needs



Financial Leverage

- ▶ Variety of financing options available
- ▶ Lenders willing to lend on real estate
- ▶ Monthly cost similar to renting



Build Equity

- ▶ No equity built when renting
- ▶ Owning can help you save for retirement
- ▶ Pay your own mortgage, pay down principal, build equity



Tax Benefits

- ▶ Increase financial return from tax benefits
- ▶ Expense mortgage interest while depreciating asset
- ▶ Deduct condo fees and operating expenses

ABOUT KOLT KELLER WILLIAMS

KOLT Keller Williams is a commercial real estate brokerage with locations in midtown Toronto and GTA West. Our niche market in Peel region is driven by thriving entrepreneurs from diverse communities, striving to make an impact on the business landscape.

We offer clients an entrepreneurial, independent and collaborative brokerage environment reinforced by our commitment to client service excellence and innovative real estate solutions.

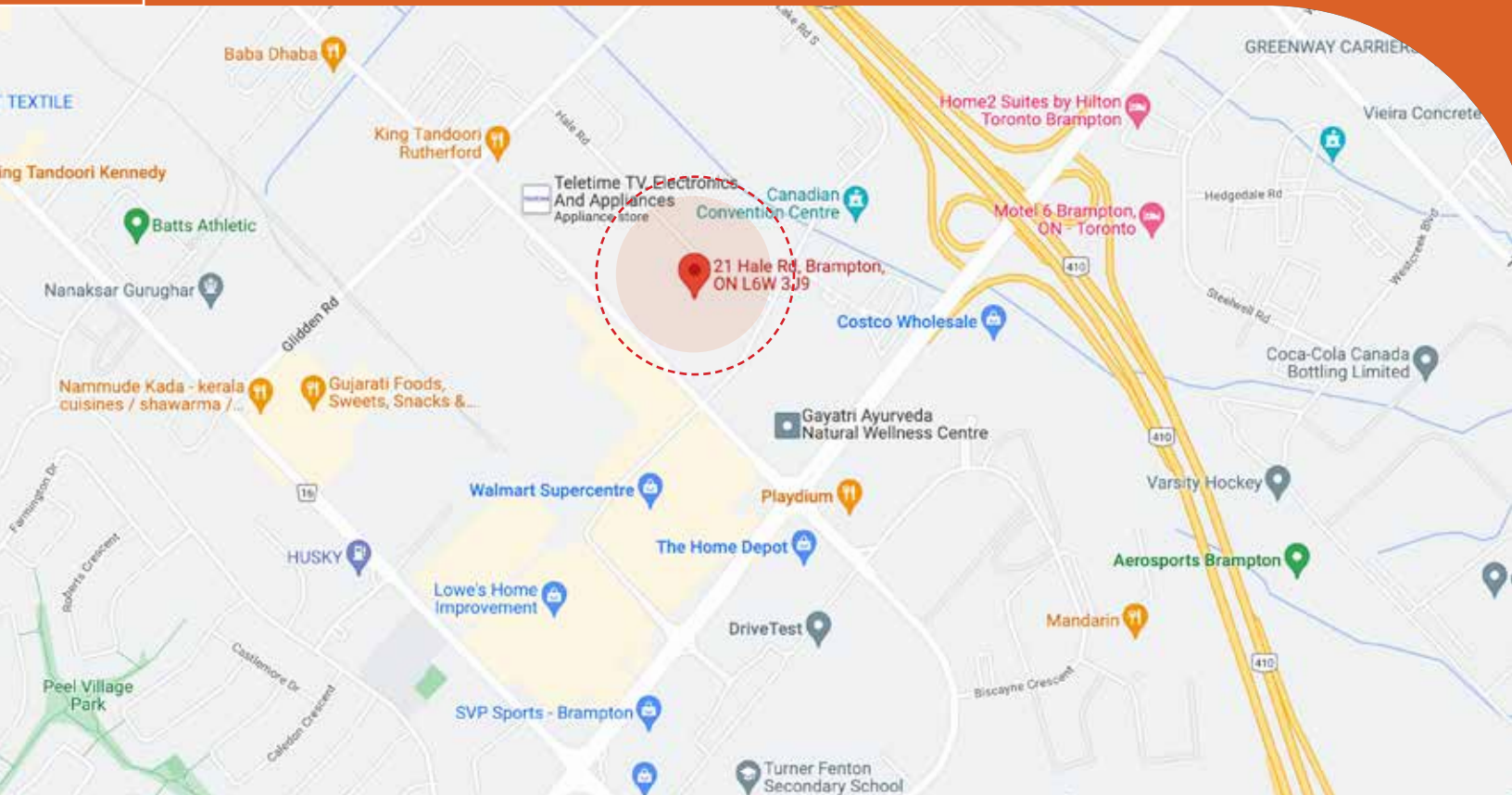
INDUSTRIAL CONDO EXPERTS

OVER

1 million
SQ. FT CONDO UNITS SOLD OR
BEING MARKETED IN GTA

OVER

\$400 million
CONDO UNITS SOLD OR
BEING MARKETED



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KOLT, Keller Williams Real Estate Associates, Brokerage

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility.

Disclaimer: Unit details and features may vary for certain units. Pictures are provided only as a reference.