



4450  
TAYLOR KIDD BOULEVARD  
5 COMMERCIAL UNITS AVAILABLE  
FOR LEASE

**Rogers  
& Trainor**  
Commercial Realty Inc.  
Brokerage

**ALEX ADAMS**  
Sales Representative  
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# 4450 TAYLOR KIDD BOULEVARD

## SITE DETAILS

<b>ASKING RENT:</b>	\$22.50 psf + HST
<b>ADDITIONAL RENT:</b>	\$7.50 psf* + HST (includes property taxes and operating cost) <small>*Estimated to be confirmed once tax assessment completed.</small>
<b>UTILITIES:</b>	Paid by Tenant directly
<b>OCCUPANCY:</b>	Summer 2025
<b>ZONING</b>	MU1 - 20 - Allowing for a broad range of uses including offices, clinics, commercial fitness centres, convenience retail stores, financial institutions, personal service shops, restaurants and retail stores.
<b>AVAILABLE UNITS:</b> (Total 5,283 sf)	<ul style="list-style-type: none"><li>• Unit 1 - 746 sf</li><li>• Unit 2 - 847 sf</li><li>• Unit 3 - 1,072 sf</li><li>• Unit 4 - 1065 sf</li><li>• Unit 5 - 1,553 sf</li></ul>
<b>SIGNAGE:</b>	Building fascia signage allowed (subject to landlord approval) Pylon sign
<b>PARKING:</b>	25 on-site parking stalls
<b>LOCATION:</b>	Prominently located at the corner of Taylor Kidd Boulevard and County Rd. 6 in Amherstview
<b>ELECTRIC:</b>	3-phase
<b>HVAC:</b>	Electric Heat Pumps

## LANDLORD'S BASE BUILDING

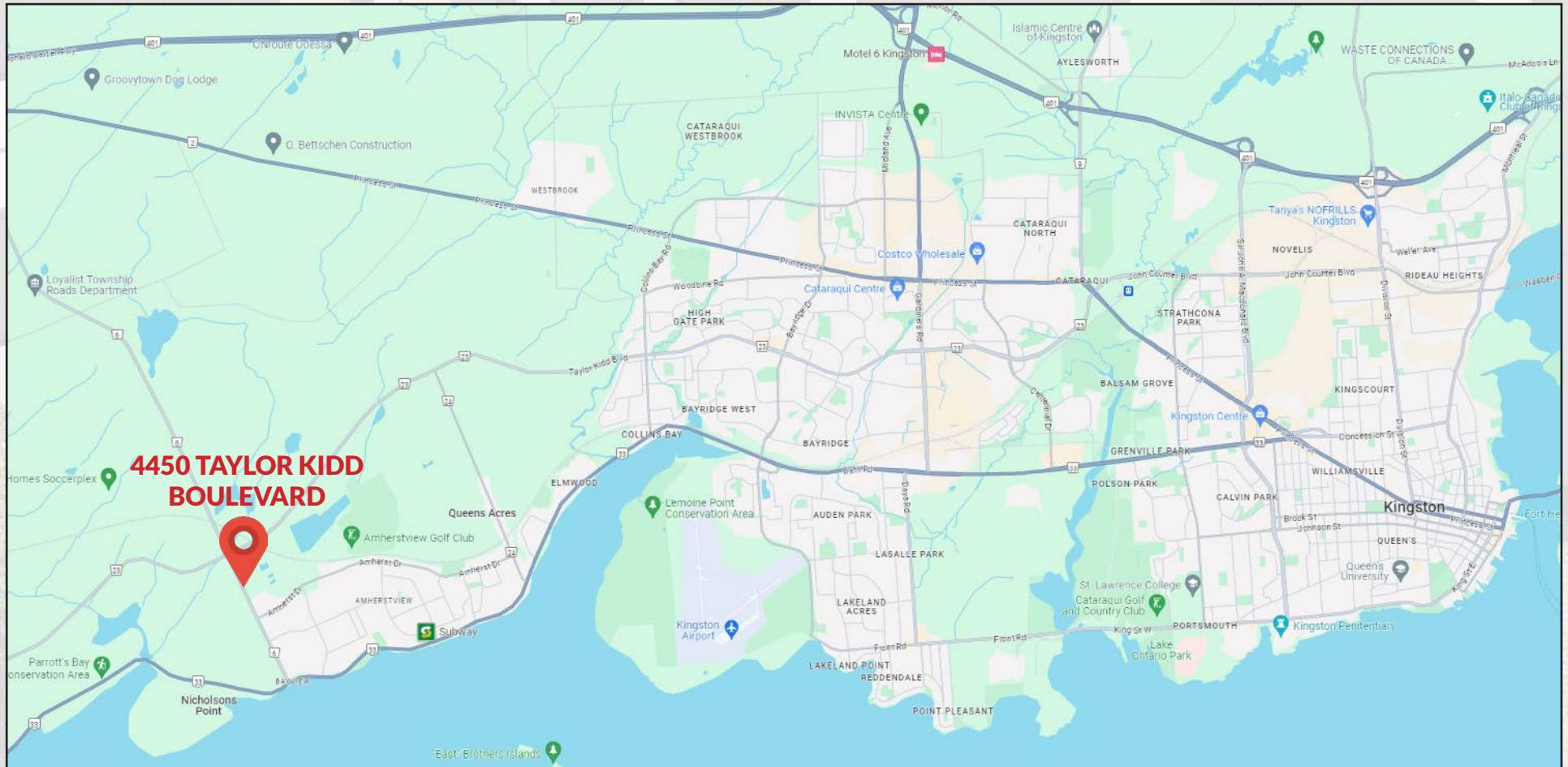
1. Rough in underground plumbing for 2 washrooms
2. 100 amp electrical service including disconnect and panel (based on circuit breaker tenants load)
3. One electrical heat pump including electrical connections and thermostat but not distributed
4. Drywall perimeter finish including insulation, taped and sanded but not primed or painted
5. Empty conduit and pull string to demarcation room
6. 4" level concrete floor
7. Broom swept condition



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