

**FOR SALE**

**Prime Commercial Opportunity  
In Brock Township (Beaverton)**



**MIXED USE COMMERCIAL BUILDING  
SITUATED ON 2.44 ACRES OF COMMERCIAL LAND  
OFFERED AT : \$779,500.00**

**Ian Wilson, MBA, B.A. (Hons), ATPL**  
Commercial Sales, Investment & Leasing  
416-458-8498  
[iwilson@royalpage.ca](mailto:iwilson@royalpage.ca)

**John Morrison, BA (Hons), PLE**  
Commercial Sales, Investment & Leasing  
416.230-3353  
[John.morrison@royalpagecommercial.ca](mailto:John.morrison@royalpagecommercial.ca)

**1565 Regional Road 15, Beaverton Ontario  
5012 sq ft Building on 2.44 acres of commercial land  
FOR SALE**



These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

## OVERVIEW

A desirable commercial opportunity located in Brock Township just east of growing Beaverton on busy Regional Road 15. 2.44 acres of flat, useable land with the C4 zoning offering numerous permitted uses along with a well-built mixed-use building with retail/office and residential options available.

This property offers over 450 feet of prime frontage along with easy low sloping grade into the property making it ideal for any commercial user looking for excellent road side exposure. Currently set up as a restaurant use with all available equipment included in the sale or convert to other uses. Permitted uses include: Marina sales and repairs, auto sales and repairs, veterinary use, restaurant, hotel, professional offices and landscape uses.

### Location Map



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## PROPERTY DETAILS

**Location: One Kilometer east of busy Hwy 12 and Regional Road 15 intersection**

**Site: 2.44 acres of flat commercial land with easy roadside entrance and exposure**

**Zoning: C4 Commercial (numerous permitted uses)**

**Floor Sizes: 1<sup>st</sup> Floor 2974 sq ft; 2<sup>nd</sup> Floor: 2038 sq ft; plus useable basement**



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## MAIN LEVEL

The well designed layout offers a retailer or commercial user the opportunity to maintain the open concept flow or build out, as required. Excellent mechanicals with updated wiring, large septic tank and bed system, drilled well, forced air heating and cooling and ample parking makes this an ideal commercial opportunity. Currently built out and designed as a restaurant use with newly updated kitchen equipment—included in the sale.



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## KITCHEN DETAILS

Currently built out and designed as a restaurant use with newly updated kitchen equipment—including in the sale .



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## BUILDING FLOOR PLANS AND DETAILS

**FIRST LEVEL: 2974 SQ FT**

1565 Durham Regional Rd 15, Beaverton, ON

Main Floor restaurant Total Exterior Area 2974 sq ft  
Total Interior Area 2791 sq ft



### Main Level Retail or Office

- Excellent road side exposure
- Ample parking available
- Bright southern exposure with large picture windows
- Large open concept space
- Updated mechanicals
- Full operating kitchen
- Two washrooms
- Flexible design to fit either retail, office or restaurant use

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## BUILDING FLOOR PLANS AND DETAILS

**SECOND LEVEL: 2038 SQ FT**

1565 Durham Regional Rd 15, Beaverton, ON

Upper apt Total Exterior Area 2083 sq ft  
Total Interior Area 1918 sq ft



0 6 12 ft

PREPARED: Apr. 2019



### Second Level Office or Residential

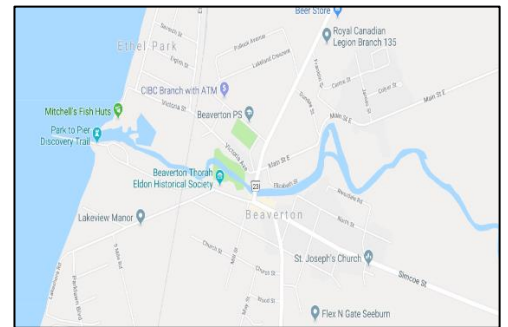
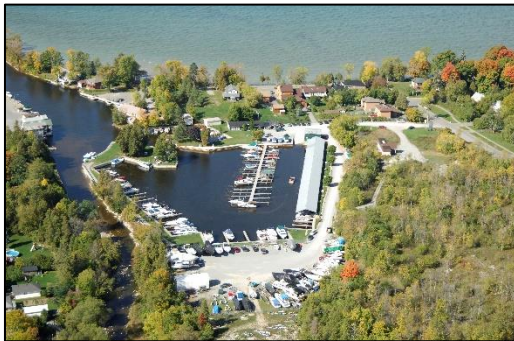
- Currently a 3 bedroom apartment
- Option to blend with main level as office support
- Large area could be split to support additional residential unit
- Good natural light

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## BEAVERTON AND BROCK TOWNSHIP



**The property is being offered for sale by the first Mortgagee under Power of Sale.**

**Asking Price \$779,500.00**

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