



CUSHMAN & WAKEFIELD

FOR SALE / LEASE

7250 Keele Street, Unit #118, Vaughan, ON



CORNER UNIT RETAIL/SHOWROOM

INTERSECTION Keele Street & Hwy 407

SIZE 691 sf

FOR LEASE

GROSS RENT \$2,518 per month

FOR SALE

ASKING PRICE \$450,000.00

COM. CONDO FEE \$596.48 per month

TAXES \$5,060.00 per annum

AVAILABLE Immediately

Improve is a one-stop home improvement centre, dedicated to providing both consumers and the trades with approximately 400 construction and design related businesses, all under one roof. Improve will provide the quality of an international selection and the choice of dozens of categories of home improvement products. www.improvecanada.com

Goran Brelih, B.Sc.Eng.,SIOR*

Senior Vice President
416.756.5456
goran.breliah@cushwake.com

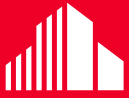


WHY CHOOSE IMPROVE CANADA?

- Year round Homeshow with free parking for 1,500 vehicles and free entrance
- \$1M per year in marketing budget allows your business to have maximum exposure
- Thousands of consumers daily vs a few visitors to a showroom
- Conveniently located close to Hwys. 400 & 407

Cushman & Wakefield ULC, Brokerage

1100-3100 Steeles Avenue E
Markham, ON L3R 8T3
main 416.494.9500
fax 416.494.9444



Improve Canada - Unit #118



HOW WILL IMPROVE BOOST YOUR BRAND?

- Marketing will encompass all the disciplines of advertising, PR, promotion, sales, distribution, attention to atmosphere and selection.

The advantages of becoming part of IMPROVE:

- Pooled marketing budget (\$200/month per vendor) = \$1 Million yearly
- Brand recognition
- A comprehensive social media marketing plan
- Virtual space within improvecanada.com.
- Advertising through IMPROVE's iMagazine
- Advertising through TV, Outdoor, Magazines, Newsprint, Web etc.



Improve Canada Business Centre Amenities

IMPROVE Canada is architecturally a stunning building and is home to over 400 stores across 37 different categories that are the best within their category.

Spread throughout 320,000 sq.ft. of deluxe showrooms, Large Modern Conference Rooms, 6 Meeting Rooms included to Offer More Flexibility For Business Needs And To Accommodate Clients, Food Court Inside The Mall and much more. This Unit is perfectly located on the first floor, close to the north entrance "M". IMPROVE Canada is the epi-center for products and services that can offer you everything from a light bulb to a complete customized home.

Each owner is dedicated to providing expert advice and a wide selection of international and local specialties that will surpass your home improvement dreams, while delivering superior service to make your projects fulfill all your expectations, on time and on budget.





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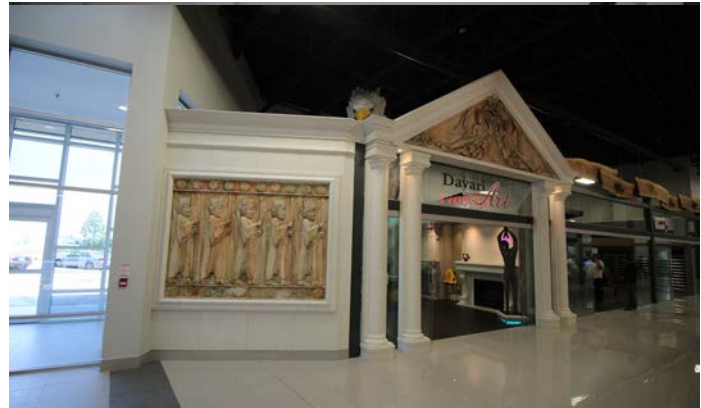
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There are 37 different design and construction categories represented at Improve Canada, including

- Appliances • Bathrooms • Blinds/Curtains • Brick/Stone/Marble • Cabinets/Shelving • Countertops
- Custom Builders • Decks/Fencing • Décor/Accessories • Design/Designers • Doors • Eaves trough
- Energy Savings • Faucets • Financing • Fine Art/Framing • Fireplaces • Flooring • Furnishings • Gazebos
- Glass/Mirror • Grills/BBQ • Hardwood • Home Entertainment • Hot Tubs/ Pools • HVAC Services • Kitchens
- Landscaping • Lighting • Paints/Stucco • Plumbing • Railing/Stairs • Renovators • Roofing
- Security/Smart Home • Storage/Closets • Tiles • Wall Coverings • Window Treatments • Windows

Sample of Improve Canada Occupants



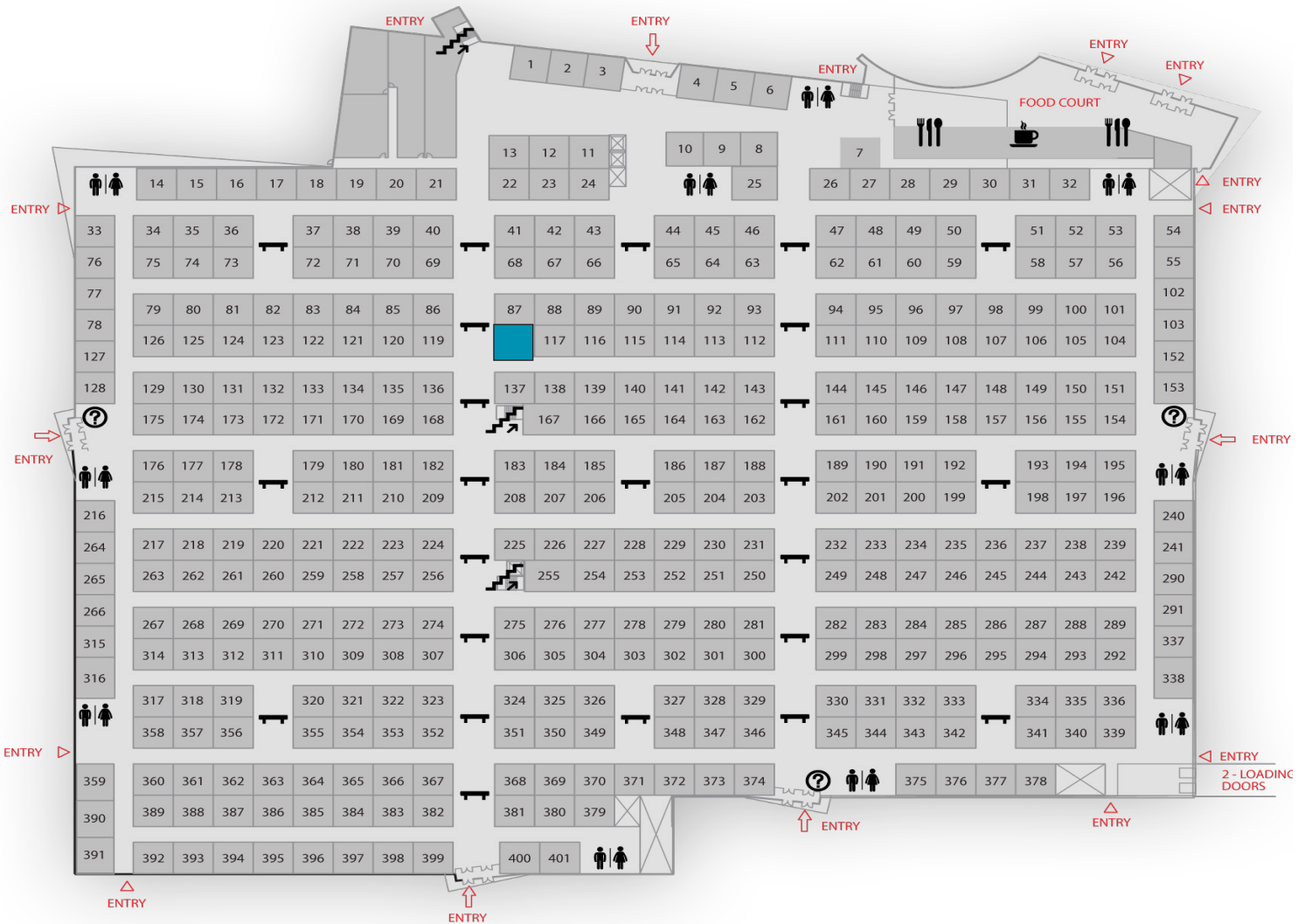


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Floor Plan



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