

Investment Opportunity

For Sale: Bridle Trail Medical Centre

9249 Kennedy Road

Markham, Ontario

Lennard:

The Offering

Lennard Commercial Realty, Brokerage (the “Advisors”) has been engaged by 922550 Ontario Limited (the “Vendor”) to assist in the sale of a 100% freehold interest in a prominent medical/commercial building located at 9249 Kennedy Road, Markham, ON (the “Property” or “Bridle Trail Medical Centre”).

This offering presents a unique opportunity to acquire a high-profile, freestanding building in the heart of Markham, situated at the intersection of Kennedy Road and 16th Avenue. The Property encompasses 11,855 square feet of medical space spread over two floors, complete with an elevator and full wheelchair accessibility. It is anchored by a long-standing ground-floor pharmacy featuring a drive-thru, a rare amenity for its steady customer base.

Additionally, the Property includes an adjacent vacant lot (30 x 200 feet), totaling approximately 1.10 acres at a major signalized intersection. Bridle Trail Medical Centre is home to a diverse mix of tenants, including a pharmacy, medical practitioners, a dental clinic, and a chiropractor’s office. Recently, a 2,227-square-foot unit on the second floor became available, designed for an oral and dental surgery suite with existing infrastructure in-place.

Developed in 1984, this well-established asset boasts a strong history of tenant retention with minimal vacancies. It offers a distinctive opportunity for an investor or user to occupy part of the building or lease the unit long-term. The flexible zoning allows for a wide range of commercial and professional uses, making this a prime investment opportunity.

Offering Process

Proponents are invited to submit their offers to Lennard Commercial Realty, Brokerage at any time. Offers will be reviewed as received.

Asking Price: \$7,500,000

**Property Includes a Vacant Adjacent Lot,
Totaling 1.10 Acres of Prime Land**





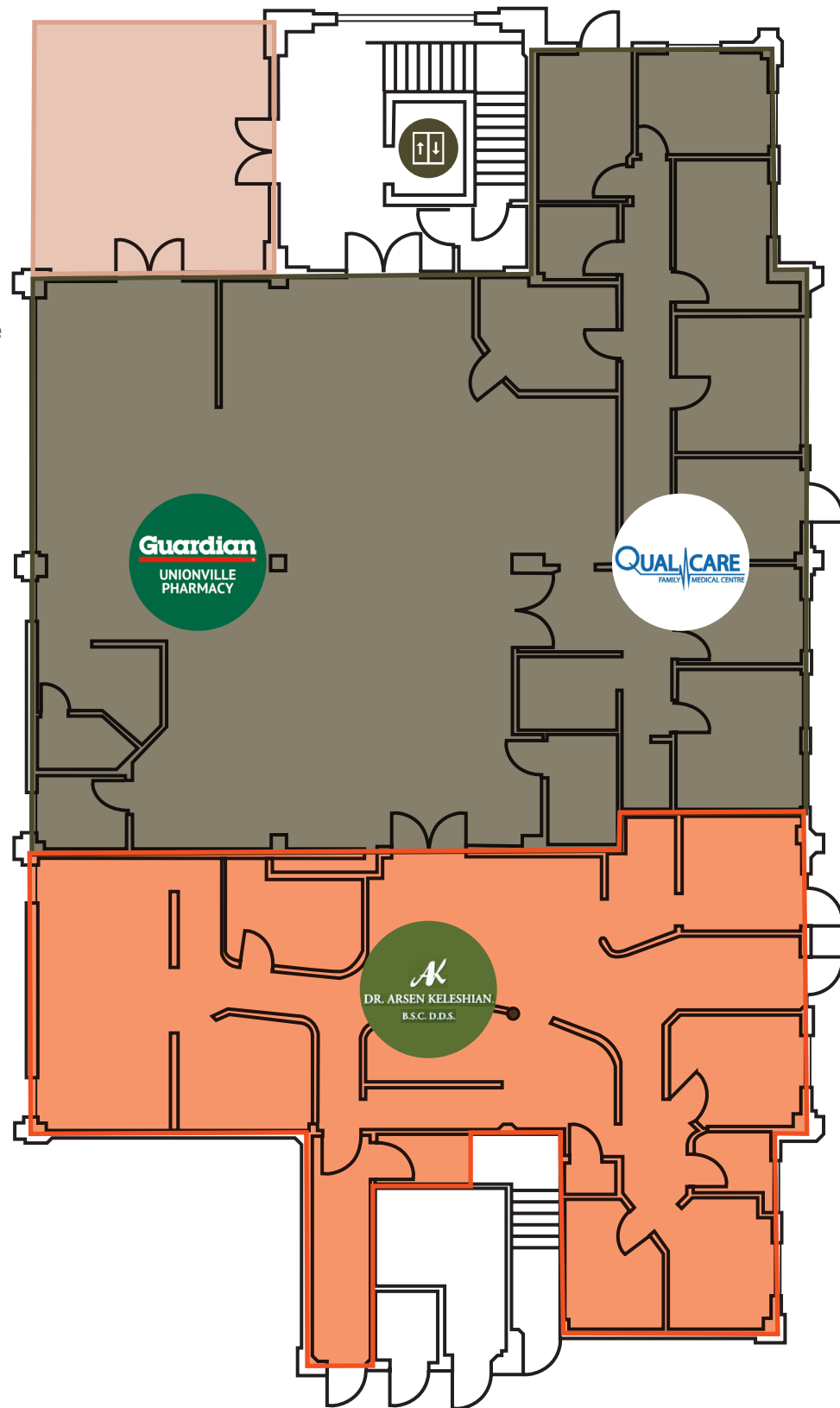
Investment Highlights

- ✓ Prime GTA medical investment opportunity
- ✕ 11,855 SF freestanding building situated on 1.10 acres
- Potential user opportunity with recently vacated 2,227 SF dental surgery suite
- ⊕ Includes vacant adjacent lot allowing for possible future expansion
- 🚗 Anchored by long-standing ground floor pharmacy with rare drive-thru facility
- 📍 Situated at major signalized intersection of Kennedy Road & 16th Avenue
- ♿ Fully wheelchair accessible and serviced by an elevator
- 🏥 Excellent tenant mix of pharmacy, medical doctors, dental and chiropractic clinic
- 💰 Free and clear offering

Floor Plan

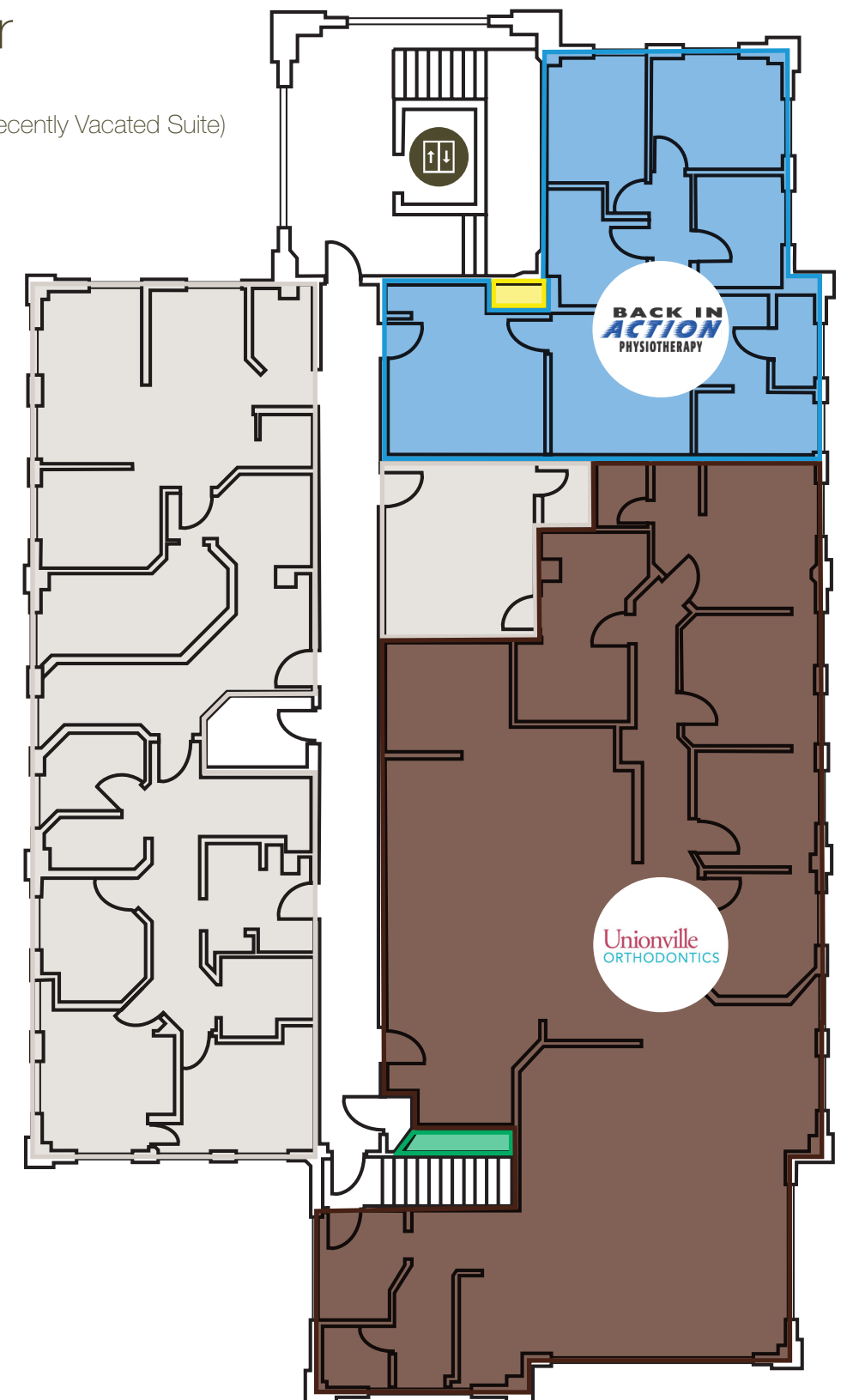
Main Floor

- Unit 101-102
3,357 SF
- Unit 105
1,976 SF
- Expanded Area/Vestibule
407 SF
- ↑↓ Elevator



Second Floor

- Unit 202-204 (Recently Vacated Suite)
2,277 SF
- Unit 203-207
3,090 SF
- Unit 201
1,144 SF
- 14 SF
- 24 SF

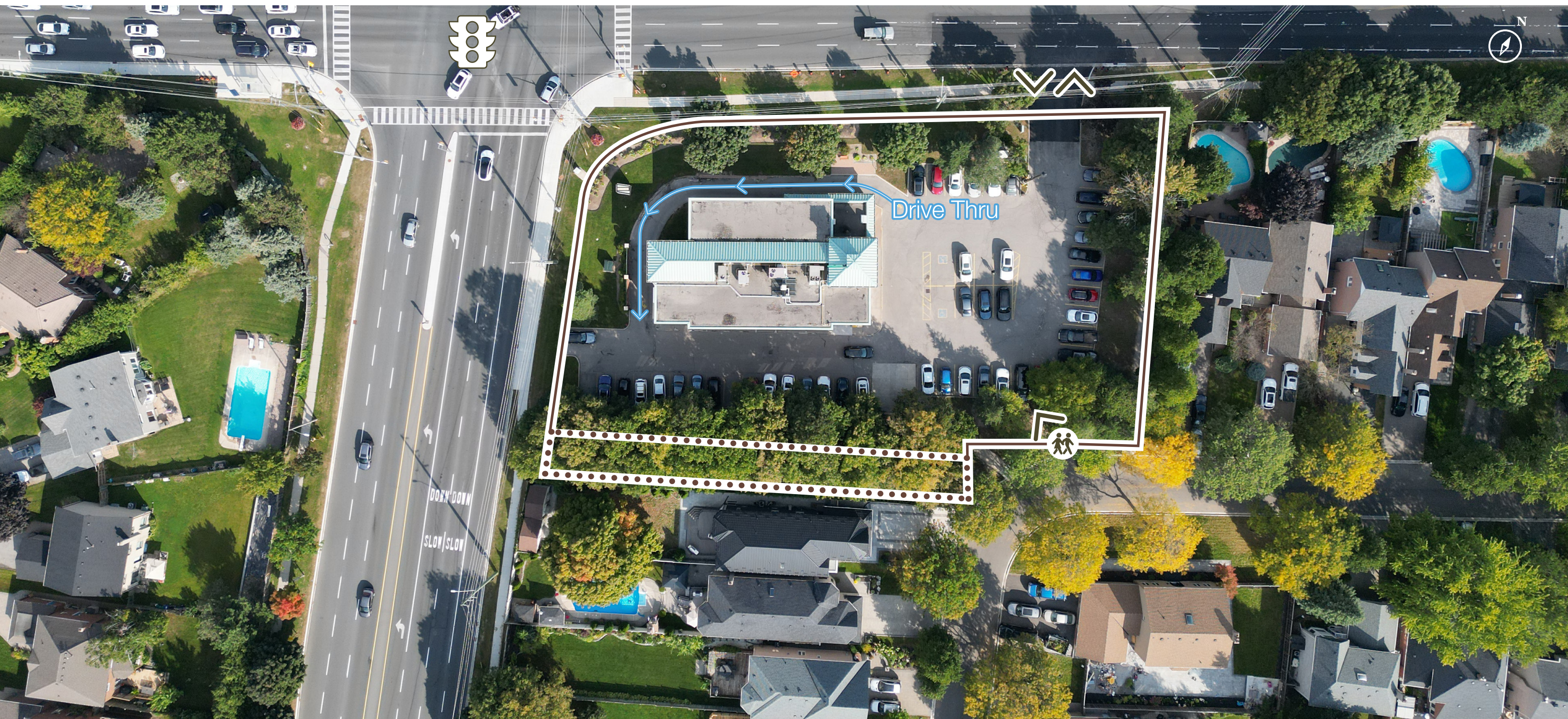


Vacant Adjacent Lot

The offering includes a vacant adjacent lot measuring approximately 30 X 200 FT totaling 5,952 SF (0.137 acres). The parcel provides the future owner with the opportunity to expand the medical building's existing parking lot or retain the excess land for future upside. Together with the adjacent lot, the Bridle Trail Medical Building sits on a prime 1.10-acre parcel.

Access & Drive Thru

Bridle Trail Medical Centre is located at the major signalized intersection of Kennedy Road and 16th Avenue. The Property features a rare drive-thru facility for the pharmacy and has a private parking lot for its steady customer base. The asset has full turn access from 16th Avenue and has sufficient parking for approximately 48 vehicles. The Property also offers easy pedestrian access from the rear of the building and further benefits from multiple transit stops directly in front, ensuring convenient public access.





Thank you for your time.

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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