

FOR LEASE

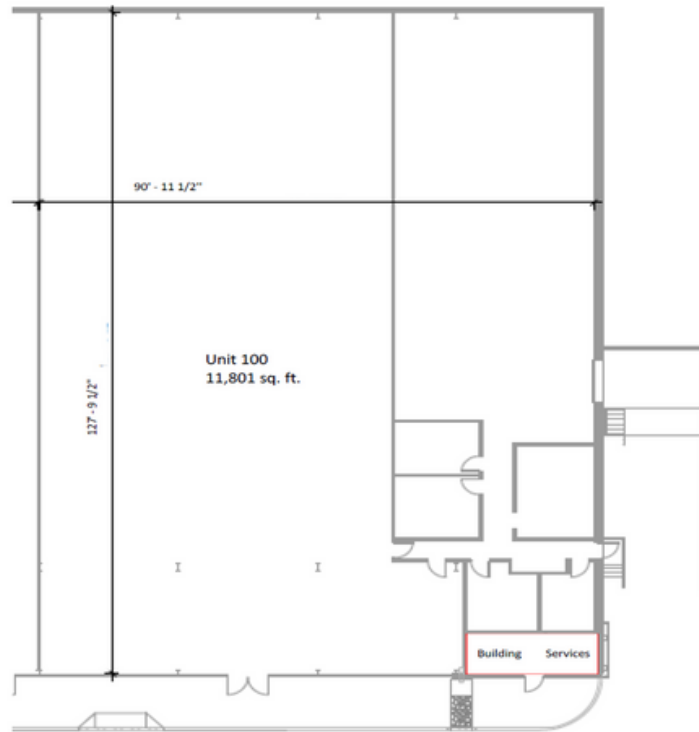


**Unit 100 - 799 Notre Dame Ave.
SUDBURY, ONTARIO**



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UNIT 100- 11,801 square feet



THE ATTACHED DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSE OF THE TENANT'S WORK AND SPACE PLANNING.

UNIT OVERVIEW

Located on Notre Dame Ave in central Sudbury, this 11,801 sq. ft. unit is shadow-anchored by The Brick and Dollarama and sits in the retail corridor connecting the north and south ends of the Greater Sudbury. This end-cap unit features a 10' to 20' foot cathedral ceiling over 70' of frontage, great visibility from the road, plenty of outdoor parking, and a loading door with a dock leveler.

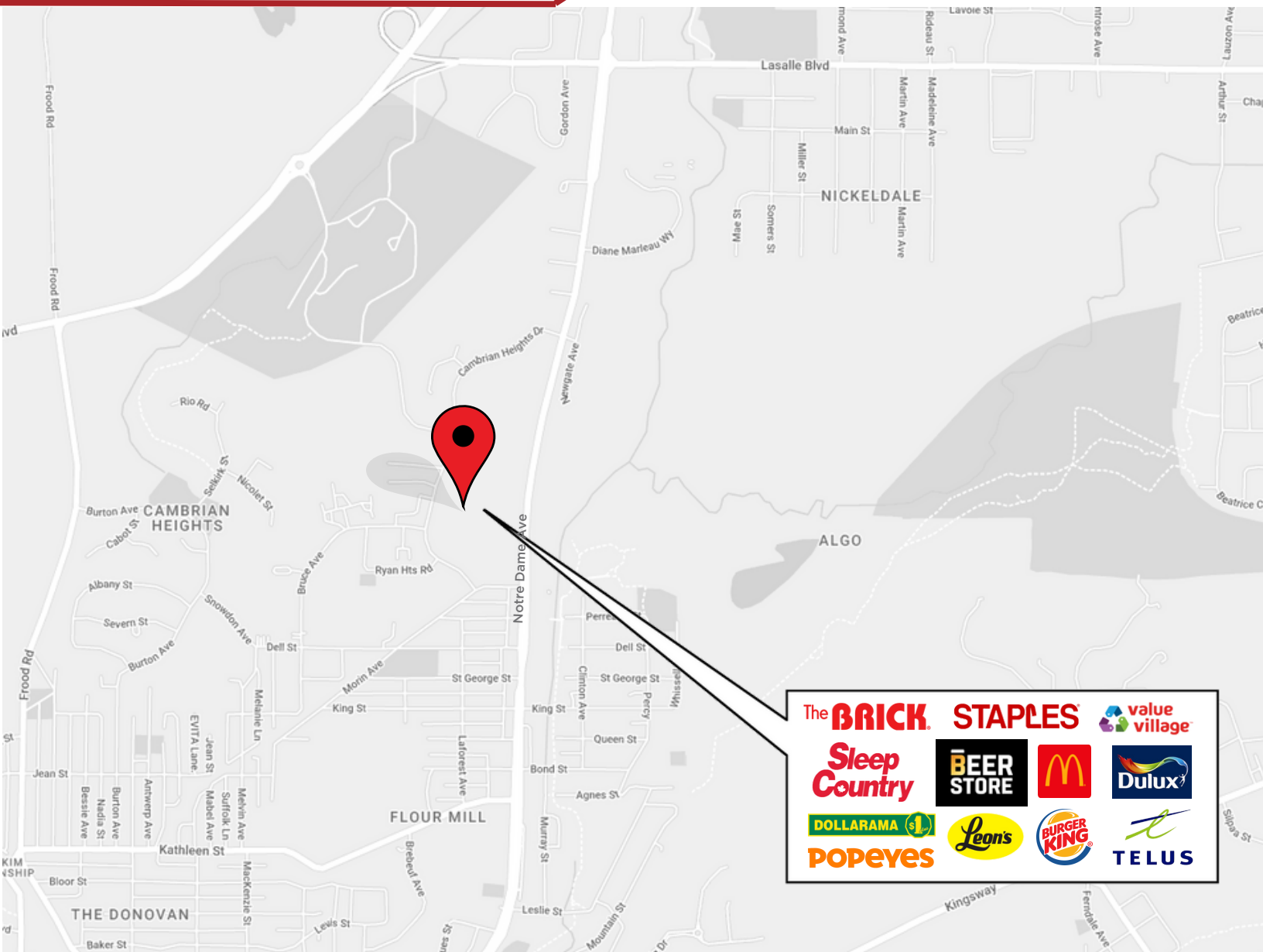
UNIT HIGHLIGHTS

- Over 70' of frontage
- Drive-in dock door

*Source: Statistic Canada, 2021 Census.



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LOCATION DETAILS

- National tenant mix.
- High visibility and centrally located.

DEMOGRAPHICS*

- Population: 166,000+
- Avg. Household Income* \$137,430
- Traffic Count 33,000+ cars daily

Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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