



NEIGHBOURHOOD RETAIL OPPORTUNITY

MALDEN TRAILS CENTRE

Malden & Vandernoot
Town of LaSalle, Ontario



LOCATION: Corner of Malden and Vandernoot Road

PROPERTY TYPE: Retail, Medical, Day Care, Medical & Office

RENT: T.B.N. based on build to suit requirements

SALE PRICE: \$399,000 (\$228,000/acre)

SITE AREA: 1.75 Acres

BUILDING: up to 15000 square feet

PARKING: 100 SPACES

AVAILABLE: FALL 2009

INCOME: \$86,000, compared to \$65,000 Ontario

TRAFFIC: Malden Road 12,000- 16000 cars

FEATURES: Close to new Town Rec Centre
Town currently upgrading Malden Road into 3 lane cross section

HOUSING: In area of Town's new growth area, 6000 new dwellings, 11400 population proposed.



VALENTE
DEVELOPMENT CORPORATION

Contact:
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