

FOR SALE

42

LORNE STREET
SUDBURY, ON



RETAIL
INVESTMENT
GROUP

CBRE

INVESTMENT HIGHLIGHTS



**NEW
CONSTRUCTION
(2015)**



**LONG TERM LEASE
WITH BEER STORE**



**WELL LOCATED
NEAR DOWNTOWN
CORE**

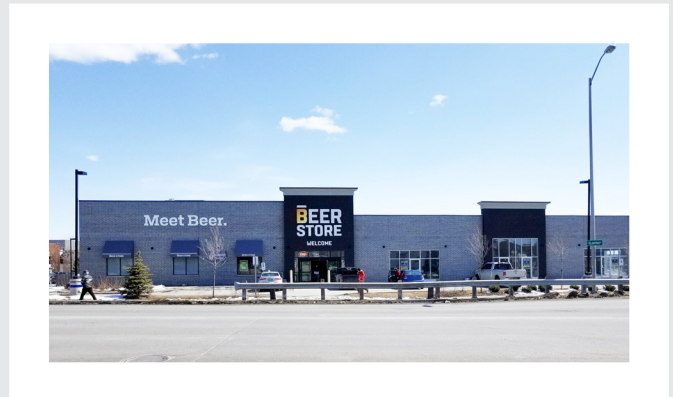


**UNIQUE
OPPORTUNITY
FOR USERS OR
INVESTORS**

PROPERTY OVERVIEW

The Property is well located on the east side of Lorne Street one block south of Elm Street on a busy commercial arterial just minutes from downtown Sudbury. The building totals 11,700 sq. ft. of ground floor retail space on 1.23 ac. of land. The property is in close proximity to the Sudbury train station and is next to a large city parking lot. The immediate area features numerous national tenants including Independent Grocer, Shopper Drug Mart, Pizza Pizza, Scotiabank and RBC. The building is currently occupied by a new Beer Store, with the balance of the building available to potential tenants or end users.

LOT SIZE	1.23 ac.
GLA	11,700 sq. ft.
ZONING	M1-1(14) - Industrial
ANCHOR TENANT	The Beer Store
LEASED AREA	6,600 sq. ft.
VACANT AREA	5,100 sq. ft.



PERMITTED USES

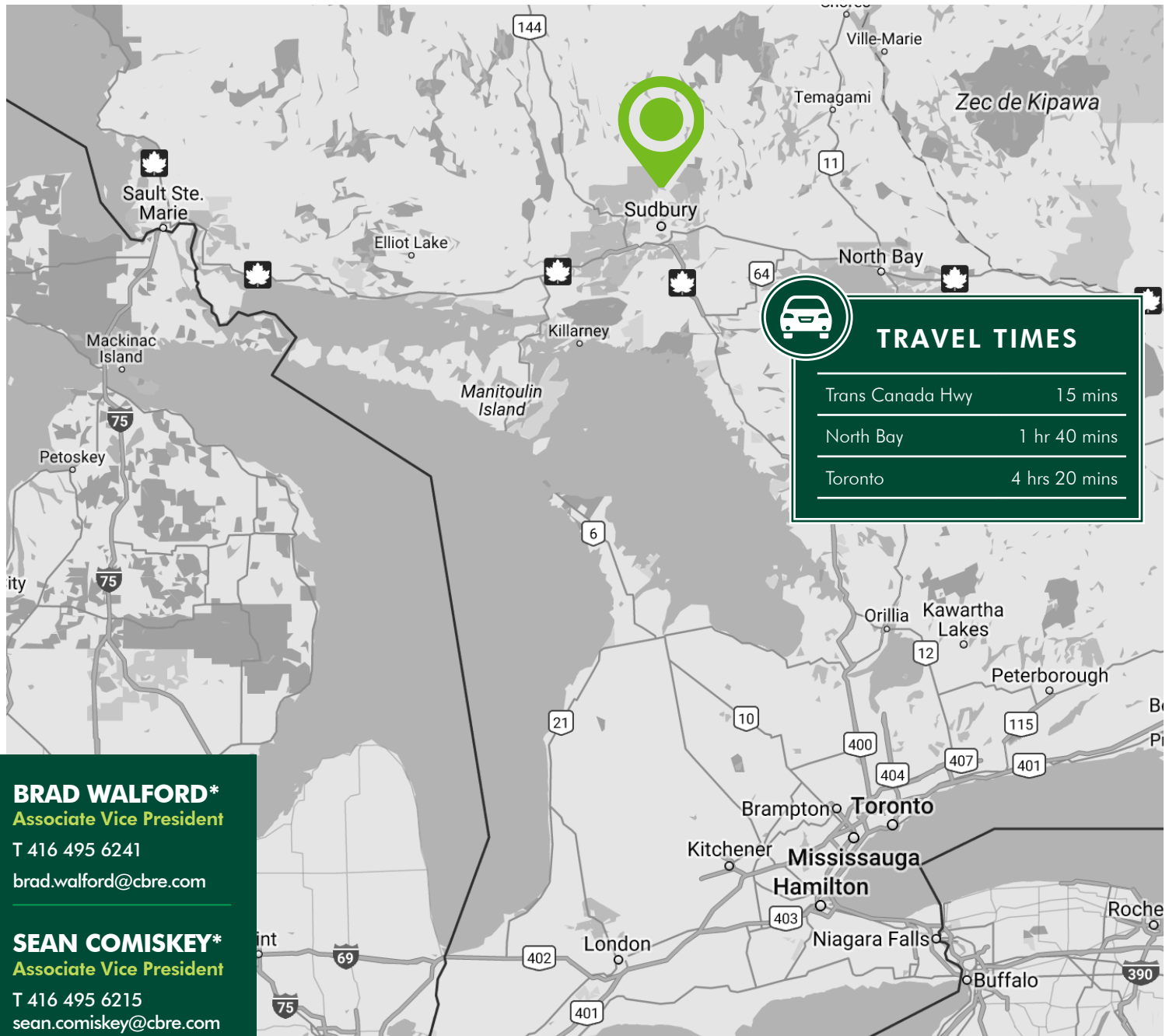
- Accessory Outdoor Display and Sales
- Accessory Retail Store
- Art Gallery
- Auctioneer's Establishment
- Audio/Visual Studio
- Automotive Accessories Store
- Automotive Leasing Establishment
- Automotive Lube Shop
- Automotive Sales
- Establishment
- Automotive Service Station
- Bake Shop
- Banquet Hall
- Bulk Retail Outlet
- Bus Terminal
- Car Wash
- Commercial Self-Storage Facility
- Commercial School
- Custom Print or Copy Shop
- Convenience Store
- Day Care Centre
- Dry Cleaning Establishment
- Financial Institution
- Garden Centre
- Gas Bar
- Home Improvement
- Hotel
- Industrial Use, Light
- Medical Marihuana Production Facility
- Office
- Parking Lot
- Pet Grooming Establishment
- Personal Service Shop
- Pharmacy
- Place of Worship
- Private Club
- Public Utility
- Public Works Yard
- Recreation Centre, Commercial
- Rental Store
- Retail Store
- Restaurant
- Scientific or Medical Laboratory
- School, Commercial
- Tavern
- Service Trade
- Veterinary Clinic
- Warehouse

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SUDBURY, ON

OFFER SUBMISSION

Offers will be reviewed as received and are to be submitted via email, fax or courier to CBRE's Retail Investment Group.



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