

# \$ - 40 Elm Street Unit# 281, Sudbury

MLS® #2120857

\$

0 Bedroom, 0.00 Bathroom,  
Office on 3.00 Acres

N/A, Sudbury, Ontario

Located in the heart of Downtown Sudbury, Elm Place is a premier, high-traffic destination offering excellent visibility, a diverse tenant mix, and convenient access for both customers and employees. This Class A property provides flexible space options ranging from 200 to 50,000 square feet, accommodating businesses of all sizes and industries. Elm Place features Sudbury's largest downtown parking facility, which has undergone significant upgrades. The three-story garage offers 950+ stalls, including ground-level, covered, and upper-level parking. The building has also undergone extensive renovations, boasting luxury finishes throughout its common areas, such as marble flooring, elegant cornice details, and more. On-site amenities enhance both tenant and visitor experiences, including a food court, gym, movie theatre, spa, and the Radisson Hotel. Conveniently accessible from Elm Street and Ste. Anne Road, this prime location benefits from a daily traffic count of 28,847 vehicles and foot traffic of approximately 5,000 people per day, ensuring exceptional exposure and accessibility. This 3431 sq. ft office space features a reception area, open concept space, multiple offices, washroom and a kitchenette. Secure your space in one of Sudbury's most dynamic commercial hubs! Contact us today for leasing details. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 2120857   |
| Bathrooms | 0.00      |
| Acres     | 3.00      |
| Type      | Office    |
| Sub-Type  | Leasehold |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 40 Elm Street Unit# 281 |
| Subdivision | N/A                     |
| City        | Sudbury                 |
| Province    | Ontario                 |
| Postal Code | P3C1S8                  |

## Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | Air Conditioning, Exercise Centre, Secured Parking, Shopping Area |
| Parking   | Visitor Parking                                                   |

## Interior

|         |                          |
|---------|--------------------------|
| Cooling | Central air conditioning |
|---------|--------------------------|

## Listing Details

|                |                                                      |
|----------------|------------------------------------------------------|
| Listing Office | RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY) |
|----------------|------------------------------------------------------|



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