

# \$ - 1177 King Road, Burlington

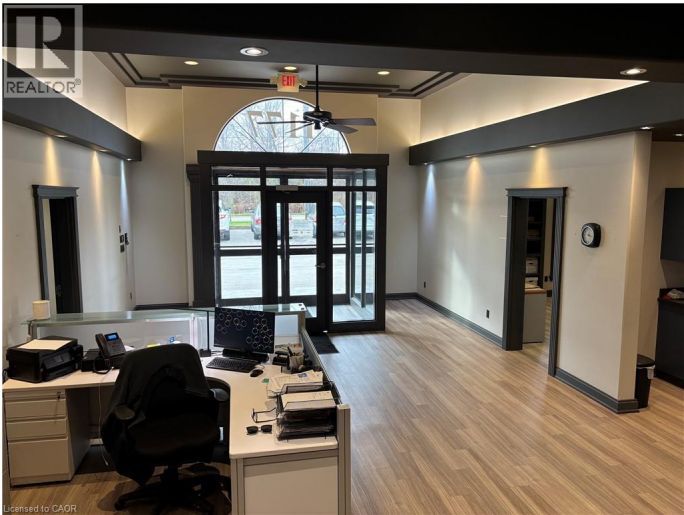
MLS® #40767454

\$

0 Bedroom, 0.00 Bathroom, 4,300 sqft  
Office on 0.00 Acres

302 - Aldershot Central, Burlington, Ontario

Located on the east side of King Road, this is the front 40% of the building. Comes with spectacular office space of approximately 2500 sq. ft. consisting of 2 Large private offices private each with private washrooms offices. The balance 1800 sq. ft. being fully air conditioned open office/showroom/studio/shop work space. The drive in loading door measures 10' H x 10' W. 4 washrooms 6+ parking. Tenants proportionate share of the Taxes Maintenance and Insurance is estimated to be \$5.50 per sq. ft. per annum for 2025. Hydro service is a 100 amps @ 600 volts 3 phase. BONUS FREE OF CHARGE is a 500 sq. ft. mezzanine that can be used for storage or production, employee meeting/training, administration, tool storage and more. (id:6289)



## Essential Information

|                |                    |
|----------------|--------------------|
| Listing #      | 40767454           |
| Bathrooms      | 0.00               |
| Square Footage | 4,300              |
| Acres          | 0.00               |
| Type           | Office             |
| Sub-Type       | Other, See Remarks |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1177 King Road          |
| Subdivision | 302 - Aldershot Central |

|             |            |
|-------------|------------|
| City        | Burlington |
| Province    | Ontario    |
| Postal Code | L7T0B7     |

### **Amenities**

|          |                                 |
|----------|---------------------------------|
| Features | Visual exposure, Paved driveway |
|----------|---------------------------------|

### **Interior**

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

### **Exterior**

|          |               |
|----------|---------------|
| Exterior | Stucco, Steel |
|----------|---------------|

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Martel Commercial Realty Inc. |
|----------------|-------------------------------|



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Listing information last updated on October 19th, 2025 at 1:16pm EDT