

# \$40,000 - 9 - 8110 Birchmount Road, Markham (unionville)

MLS® #N12446085

**\$40,000**

0 Bedroom, 0.00 Bathroom,  
Business

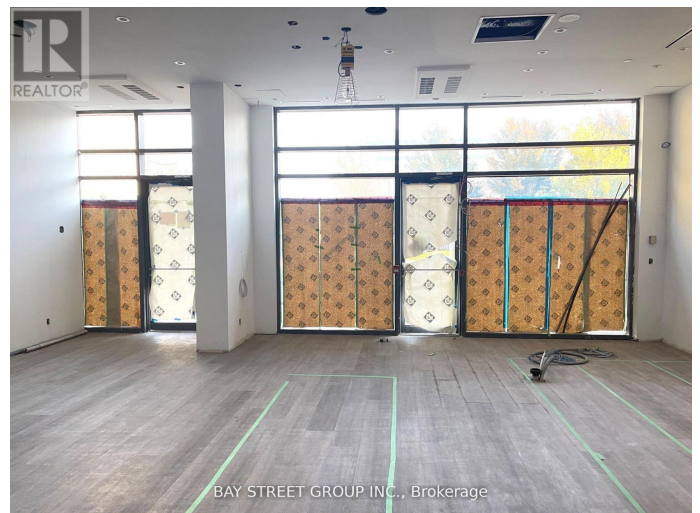
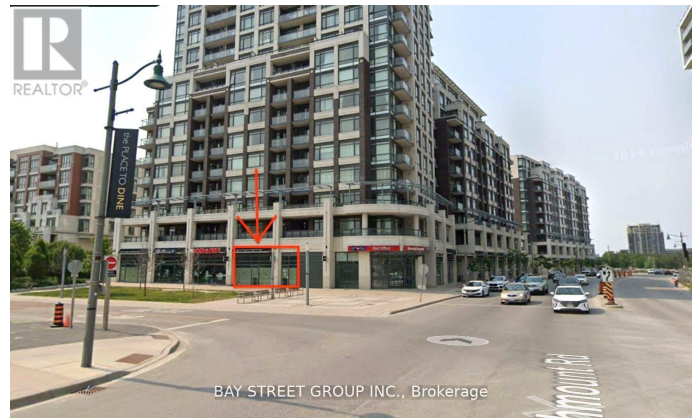
Unionville, Markham (unionville), Ontario

Located near Downtown Markham and surrounded by numerous condominium buildings with a large residential population, this 1,207 sqft unit offers excellent exposure and steady customer potential. The space is already 80% complete with renovations, with essential utilities, wiring, and a full sprinkler system installed, saving the new owner significant time on permits and initial construction. The landlord has confirmed caf   or bakery use is approved, making it an ideal choice for buyers in the food & beverage sector. With very limited competition in the area, this is a rare first-come, first-served opportunity. The property is currently in a rent-free period, with rent payments of \$7,100 (including TMI and HST) beginning January 1, 2026. Dont miss the chance to take over a nearly finished space in a high-demand neighborhood and launch your business quickly. (id:6289)

## Essential Information

|                  |                  |
|------------------|------------------|
| <b>Listing #</b> | <b>N12446085</b> |
| <b>Price</b>     | <b>\$40,000</b>  |
| <b>Bathrooms</b> | <b>0.00</b>      |
| <b>Type</b>      | <b>Business</b>  |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 9 - 8110 Birchmount Road |
| Subdivision | Unionville               |
| City        | Markham (unionville)     |
| Province    | Ontario                  |
| Postal Code | L6G0E3                   |

### Amenities

|         |             |
|---------|-------------|
| Parking | Underground |
|---------|-------------|

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | BAY STREET GROUP INC. |
|----------------|-----------------------|



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Listing information last updated on November 2nd, 2025 at 2:46am EST