

# FEATURE SHEET



AZTECH  
REALTY INC.  
BROKERAGE



## 190 WESTNEY ROAD SOUTH, AJAX

*Superb frontage,  
very busy, corner lot,  
main thoroughfare,  
wide range of per-  
mitted uses includ-  
ing drive-through*

### Links:

[Google Street Views](#)  
[Google Aerial Map](#)

Please contact:

### CHRIS SEEPE

Broker of Record, President

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- **Bldg Size:** 8,116 sq ft    **Frontage:** 105.6 ft
- **Parcel:** 65,348 sq ft (about)1.5 acres
- **Corner Lot:** corner of Westney and O'Brien Ct.
- **600 metres** from **Hwy 401** Interchange (Westney)  
Walking distance to **GO Transit** (100 Westney Rd S), major  
GO parking expansion opening early 2013
- **Traffic Count:** 34,770 (2008)
- **Ample parking** - 28 spaces (could add more)
- Showroom: 6 - 8 vehicles Service bays: 5
- **Signalized** intersection, **Immediate** possession
- **Purchase:** \$2,200,000                      **Lease:** \$TBD triple net  
Taxes: about \$45,000/year                      Utilities: about \$12,000/year
- **Mortgage:** assumable



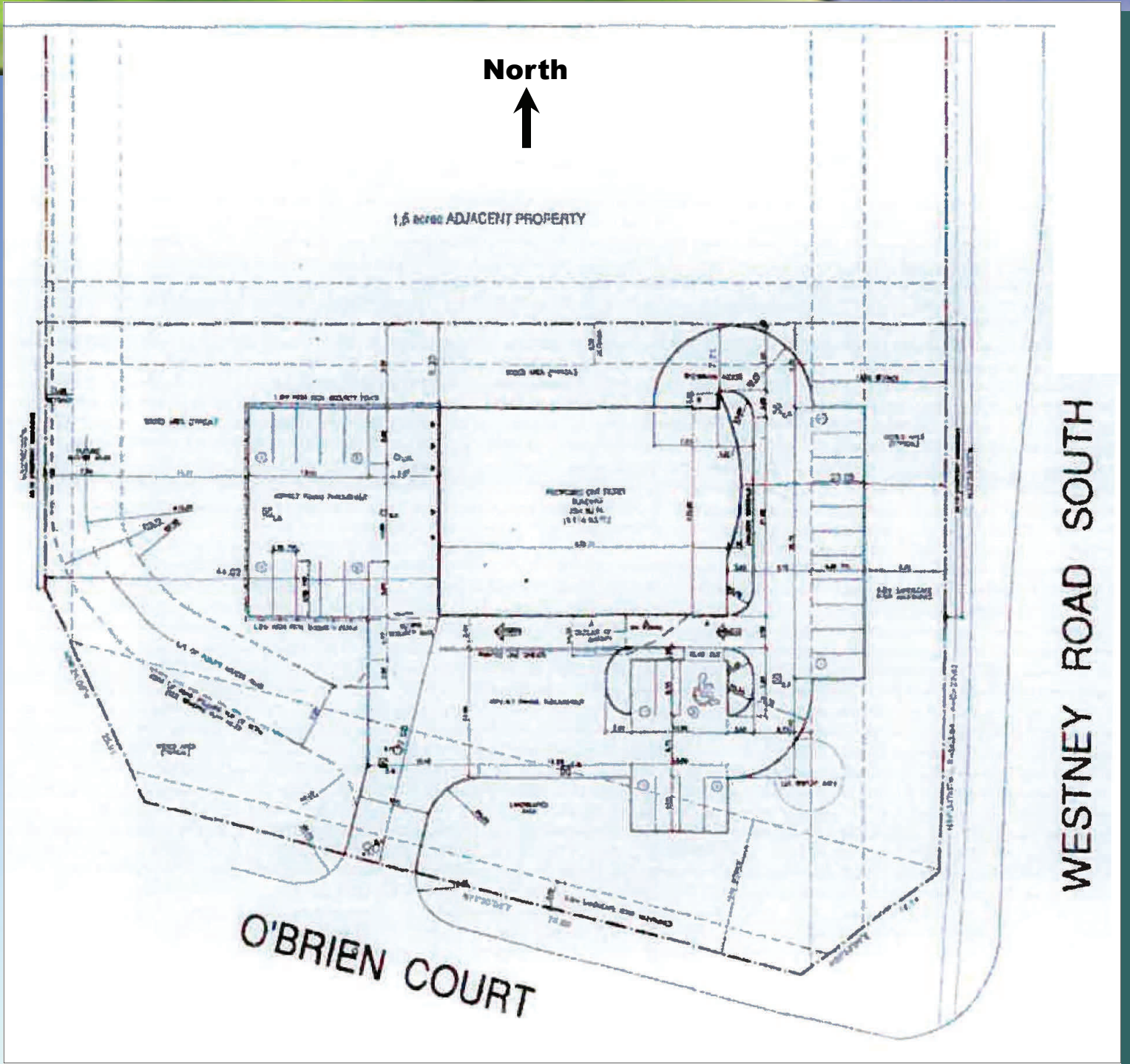
Aztech Realty Inc., Brokerage ♦ 6 Riviera Drive, Concord, Ontario L4K 2J1 ♦ T: (416) 525-1558 ♦ O: (905) 738-0896 ♦ [www.aztechrealty.com](http://www.aztechrealty.com)

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Demographics	
Total Households	19,617
Total Population	58,877
Avg HH Income	\$87,797
3 km radius Detailed demographics available	

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## Site Plan

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Back lot - service vehicle egress, fenced compound, side lot parking field

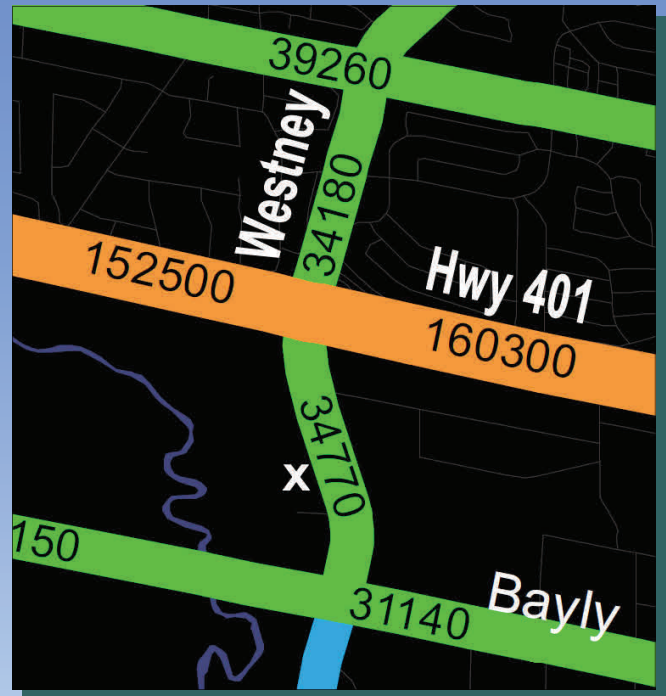


South side looking north



Looking west from Westney

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Traffic Count = 34,770 (2008)



Vehicle Hoists (2 of 4) — 5 Service Bays

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## Distance (in km) from the Subject Property to Other Retailers and Amenities

Permitted Uses Zoning: (PE) Prestige Employment	Distance (in km) from the Subject Property to Other Retailers and Amenities	
	Banking	Fitness
<b>Permitted Uses</b> <b>Zoning: (PE) Prestige Employment</b> Accessory Retail Sales Outlet (<20% of the GFA of the premises) Banquet Facilities Commercial Fitness Centre Commercial School Community Centre Day Care Facility Drive-thru facility Dry Cleaning Establishment Emergency Service Facilities Financial Institution Funeral Home Hotel Licensed Accessory Outdoor Patio (must meet certain provisions) Light Manufacturing (permitted only in wholly enclosed buildings) Medical Clinic Motel Motor Vehicle Rental Establishment Motor Vehicle Sales Establishment Offices Personal Service Shop Place Of Assembly Place Of Entertainment Place Of Worship Public Storage Recreation Facility Restaurant Restaurant, Drive Thru Service/repair shop (no vehicles or boats) Sports arena Unlicensed Accessory Outdoor Patio Veterinary clinic Warehouse/Distribution Centre	<b>Banking</b> TD Canada Trust 1.1 Banque Nationale 1.3 BMO 1.4 Scotiabank 1.4 CIBC 1.4 RBC Royal Bank 2.1 <b>Financial</b> Money Mart 0.4 All-Canadian Tax 0.4 Edward Jones 0.4 Dominion Lending 0.5 The Co-operators 0.6 Gibson & Graham 1.2 Yanch James R 1.3 Thomas And Chase 1.3 Ardagh Financial Inc 1.5 <b>Restaurants</b> Taco Bell 0.4 Eggsmart 0.4 Subway Sandwiches 0.4 Bayly Banquet 0.6 Edge, The 0.7 Xenos Bistro 0.7 Sunset Grill 0.7 Thai Garden 0.7 Burger King 0.7 Portly Piper Pub 0.8 Sushi & Rolls 0.9 <b>Coffee</b> Deja Vu Cafe 0.7 Dairy Queen 0.7 Spherion Mother Parkers 1.1 Tim Hortons 1.1 Debbie's Cafe 1.4 Starbucks 1.7 <b>Groceries</b> Balady Middle Eastern 0.7 Hasienda Foodmart 0.9 African Market 1.0 Food Basics 1.4 Almost Perfect 1.4 Dam Foods 1.4 Sal's Grocery Store 1.4 Ajax Food Market 1.6 Giant Tiger 1.6 Sobeys 1.8 Alhamzah Grocers 1.8 M&M Meat Shops 1.9 Real Canadian Superstore 2.0	<b>Fitness</b> Anytime Fitness 0.7 Villaris Martil Arts Centres 0.9 Hot Yoga 0.9 Competitive Edge, The 0.9 Twinkletoes Studio of Dance 1.0 CSP Complete Sports 1.1 Durham Boxing Academy 1.2 Master Rim's Tae Kwon-Do 1.3 Ajax Womens Bootcamp 1.4 GoodLife Fitness 24 Hour 1.4 Healthmovement 1.9 GoodLife Fitness For Women 2.0 Extreme Fitness 2.3 <b>Hospitals</b> Total Rehab Orthopedic 0.8 Gamma-Dynacare Medical 1.0 Riverside Pet Hospital 1.3 Westney Heights Chiropractic 1.3 Golden Needle Acupuncture 1.3 Rouge Valley Health 1.8 Ajax Foot Clinic 1.8 Pickering Village Pet Hospital 1.8 Children's Clinic, The 1.9 <b>Schools</b> Blaisdale Montessori 0.0 Tender Years Child Care 0.7 Messmer School Of Dance 0.9 Roland Michener Public 1.2 Conseil scolaire 1.3 Durham Secondary 1.3 Speech Language Centre 1.4 Lincoln Avenue Public 1.6 Zahra's Middle Eastern Dance 1.6 <b>Pharmacy</b> Health-Rite Pharmacy 1.2 Shoppers Drug Mart 1.2 Rexall Pharma Plus 1.4 Medical Place Pharmacy 1.4 Discovery Bay Centre 1.5 <b>Dry Cleaner</b> City Cleaners 0.7 Betty Britt Dry Cleaners 1.0 Comet Cleaners 1.1 Universal Dry Cleaning 1.7 Super Clean Laundromat 1.8 <b>Funeral</b> Accettone Funeral Home 0.7 McEachnie Funeral Home 2.0
	<b>Church</b> St. Nedela Macedonian 0.4 Doxa Pentecostal Tabernacle 0.5 St. MaryCoptic Orthodox 0.9 All Nations Full Gospel 1.1 Pentecostal Lighthouse 1.1 Ajax Alliance Church 1.2 Church of the Living God 1.3 Crossroads Community 1.4 Milestone Christian Centre 1.5 St. Bernadette's Church 1.6 City Gates Church 1.7 Pickering Pentecostal 1.8 Ajax Baptist Church 1.9 22 Church St 1.9 St. Paul's United Church 1.9 <b>Clinic</b> Durham Psychologists 0.2 Intron Health Inc. 0.2 Cognitive Behaviour Therapy 0.4 Dr. Bernstein Health Clinic 0.5 Ajax Wellness 0.7 Barefoot Health 0.7 Baywood Medical Clinic 1.0 Durham Mental Health 1.0 Great Lakes Physiotherapy 1.0 <b>Child Care</b> Wee Watch Day Care 0.6 Tender Years Child Care 0.7 Montessori Learning Centre 0.7 St Bernadette Catholic 1.6 St. Francis De Sales Church 1.7 Elephant Room, The 1.8 EduKids Child Care Centre 1.9 Sunshine Nursery School 1.9 Harwood Montessori School 1.9 Great Beginnings Child Care 1.9 <b>Banquet</b> Sawhil Banquet Hall 0.1 Bayly Banquet 0.6 Victorian Garden Banquet 1.6 Safari Bar & Grill 2.1 Hilton Garden Inn 2.6 McLean Community Centre 2.6 Ajax Convention Centre 2.7 <b>Pubs</b> Portly Piper Pub 0.8 Harp & Hound Pub 0.9 The Rovers Restaurant 0.9 Red Lion Pub 1.3 Gino's Pizzeria & Pub Ltd. 1.8 Petrina's Taps & Billiards 1.9	