### FOR SALE / LEASE

7250 Keele Street, Unit #118, Vaughan, ON



INT	ERSECTION	

Keele Street & Hwy 407

### FOR LEASE

SIZE

GROSS RENT \$2,518 per month

### FOR SALE

ASKING PRICE	\$450,000.00
COM. CONDO FEE	\$596.48 per month
TAXES	\$5,060.00 per annum
AVAILABLE	Immediately

Improve is a one-stop home improvement centre, dedicated to providing both consumers and the trades with approximately 400 construction and design related businesses, all under one roof. Improve will provide the quality of an international selection and the choice of dozens of categories of home improvement products. ww.improvecanada.com

#### Goran Brelih, B.Sc.Eng.,SIOR\*

Senior Vice President 416.756.5456 goran.brelih@cushwake.com



#### WHY CHOOSE IMPROVE CANADA?

- Year round Homeshow with free parking for 1,500 vehicles and free entrance
- \$1M per year in marketing budget allows your business to have maximum exposure
- Thousands of consumers daily vs a few visitors to a showroom
- Conveniently located close to Hwys. 400 & 407

#### Cushman & Wakefield ULC, Brokerage 1100-3100 Steeles Avenue E

Markham, ON L3R 8T3 main 416.494.9500 fax 416.494.9444

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### Improve Canada - Unit #118



### HOW WILL IMPROVE BOOST YOUR BRAND?

• Marketing will encompass all the disciplines of advertising, PR, promotion, sales, distribution, attention to atmosphere and selection.

The advantages of becoming part of IMPROVE:

- Pooled marketing budget (\$200/month per vendor) = \$1 Million yearly
- Brand recognition
- A comprehensive social media marketing plan
- Virtual space within improvecanada.com.
- Advertising through IMPROVE's iMagazine
- Advertising through TV, Outdoor, Magazines, Newsprint, Web etc.



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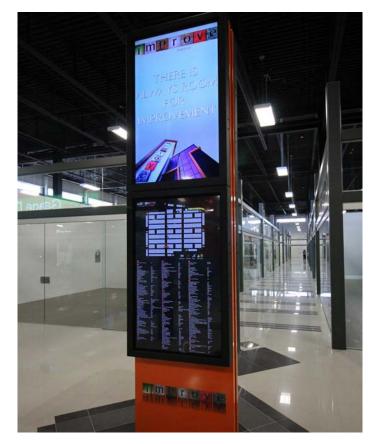
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### **Improve Canada Business Centre Amenities**

IMPROVE Canada is architecturally a stunning building and is home to over 400 stores across 37 different categories that are the best within their category.

Spread throughout 320,000 sq.ft. of deluxe showrooms, Large Modern Conference Rooms, 6 Meeting Rooms included to Offer More Flexibility For Business Needs And To Accommodate Clients, Food Court Inside The Mall and much more. This Unit is perfectly located on the first floor, close to the north entrance "M". IMPROVE Canada is the epi-center for products and services that can offer you everything from a light bulb to a complete customized home.

Each owner is dedicated to providing expert advice and a wide selection of international and local specialties that will surpass your home improvement dreams, while delivering superior service to make your projects fulfill all your expectations, on time and on budget.







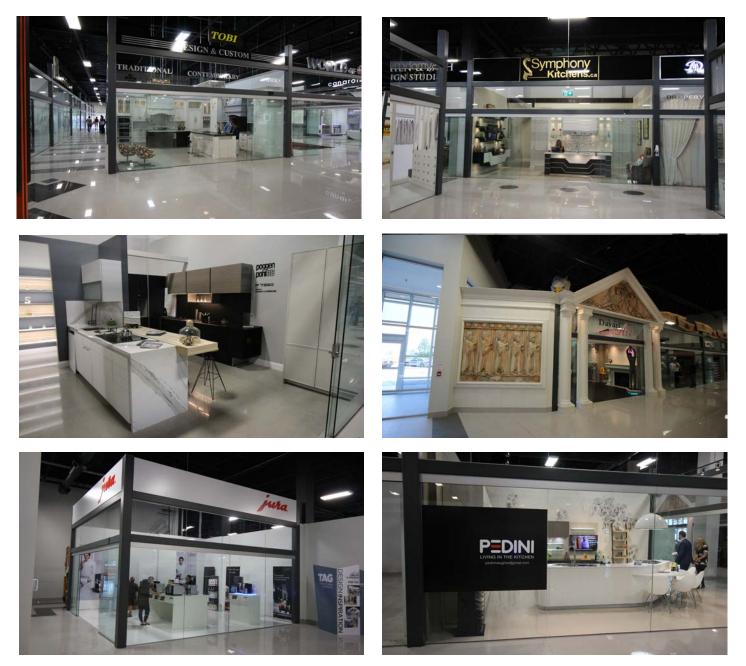


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### There are 37 different design and construction categories represented at Improve Canada, including

- Appliances Bathrooms Blinds/Curtains Brick/Stone/Marble Cabinets/Shelving Countertops
- Custom Builders Decks/Fencing Décor/Accessories Design/Designers Doors Eaves trough
- Energy Savings Faucets Financing Fine Art/Framing Fireplaces Flooring Furnishings Gazebos
- Glass/Mirror Grills/BBQ Hardwood Home Entertainment Hot Tubs/Pools HVAC Services Kitchens
- Landscaping Lighting Paints/Stucco Plumbing Railing/Stairs Renovators Roofing
- Security/Smart Home Storage/Closets Tiles Wall Coverings Window Treatments Windows

### Sample of Improve Canada Occupants



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**Floor Plan** 

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