



CREILAND  
CONSULTANTS

TECH DRIVEN

**FOR SALE**



# COMMERCIAL- OFFICE SPACE

7800 KENNEDY RD.,  
UNIT 303A-B, MARKHAM, ON



Google Streetview

Creiland Consultants Realty Inc.

250 Consumers Road, Suite #1007  
North York, Ontario, M2J 4V6

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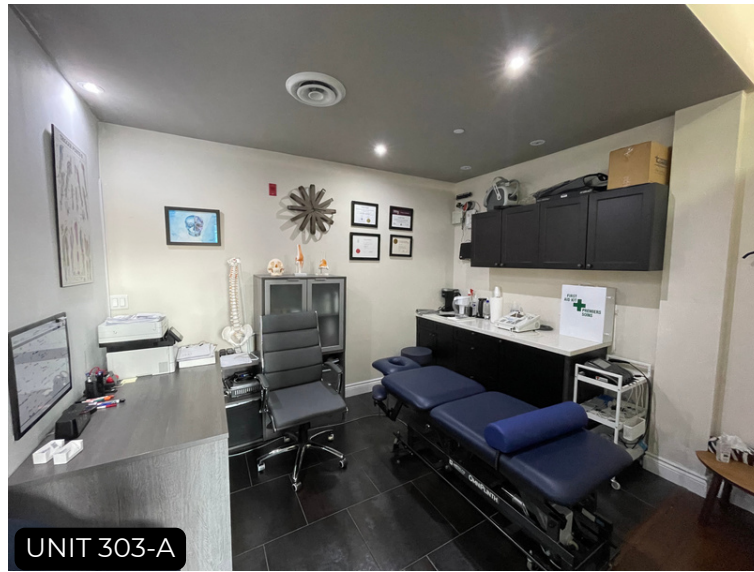
[awatson@creiland.com](mailto:awatson@creiland.com)



# PROPERTY PHOTOS



LOBBY



UNIT 303-A



UNIT 303-B



UNIT 303-A



UNIT 303-B



UNIT 303-B

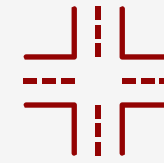
# PROPERTY OVERVIEW

Positioned just south of Highway #407 on Kennedy Road, this exceptional commercial property presents unparalleled visibility and seamless transit connectivity to Unionville Go Station. Featuring meticulously planned office space with both elevator and staircase accessibility, this environmentally conscious structure showcases state-of-the-art solar power technology, achieving net-zero carbon emissions while providing a serene atmosphere. Additionally, you'll benefit from ample complimentary surface parking and a dedicated waste management facility for your convenience.

<b>ASKING PRICE:</b>	\$810,315
<b>PRICE PER SF:</b>	\$495
<b>CONDO DUES:</b>	\$676.61
<b>PROPERTY TAX (2023):</b>	\$5,527.92
<b>TOTAL AREA:</b>	152.16 SQM/ 1,637 SF
<b>USABLE AREA:</b>	137.81 SQM/ 1,483 SF
<b>POSSESSION DATE:</b>	IMMEDIATELY
<b>NO. OF PARKING STALLS:</b>	4



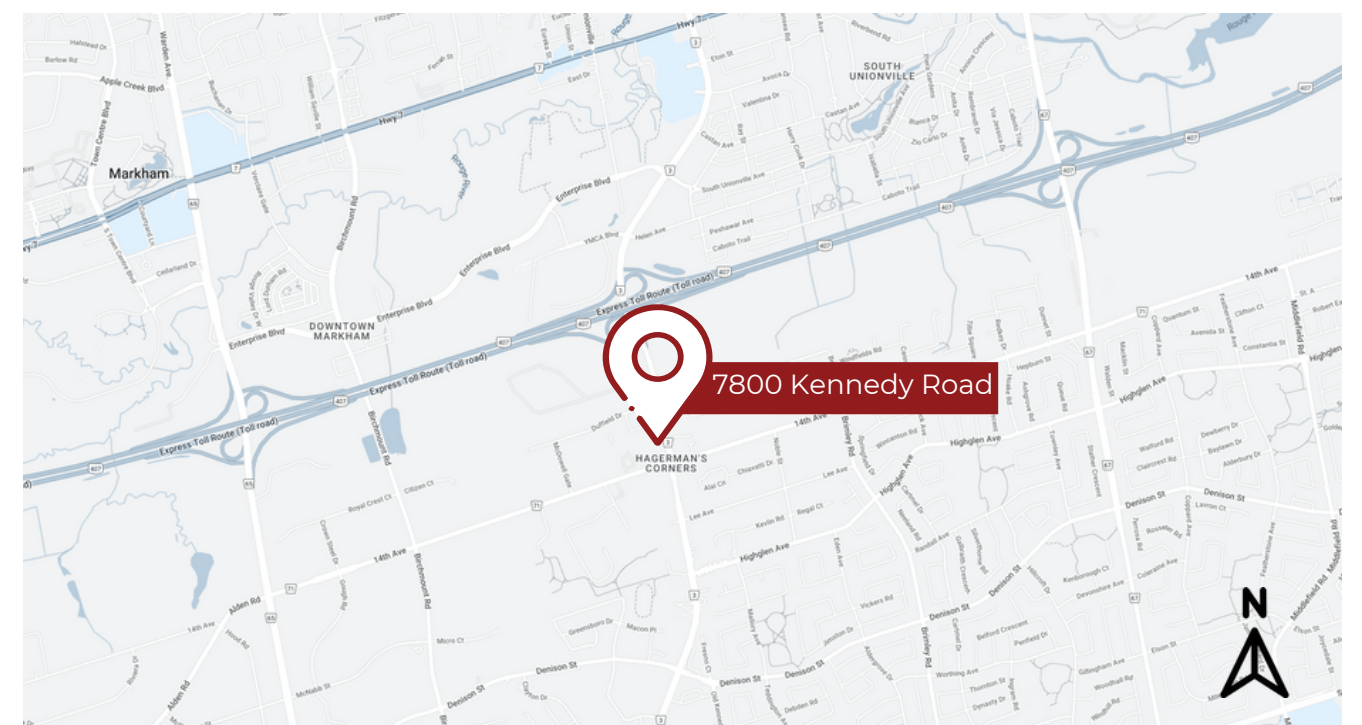
**Property Type**  
Commercial-Office



**Property Intersection**  
Kennedy Road  
and Deverill Court



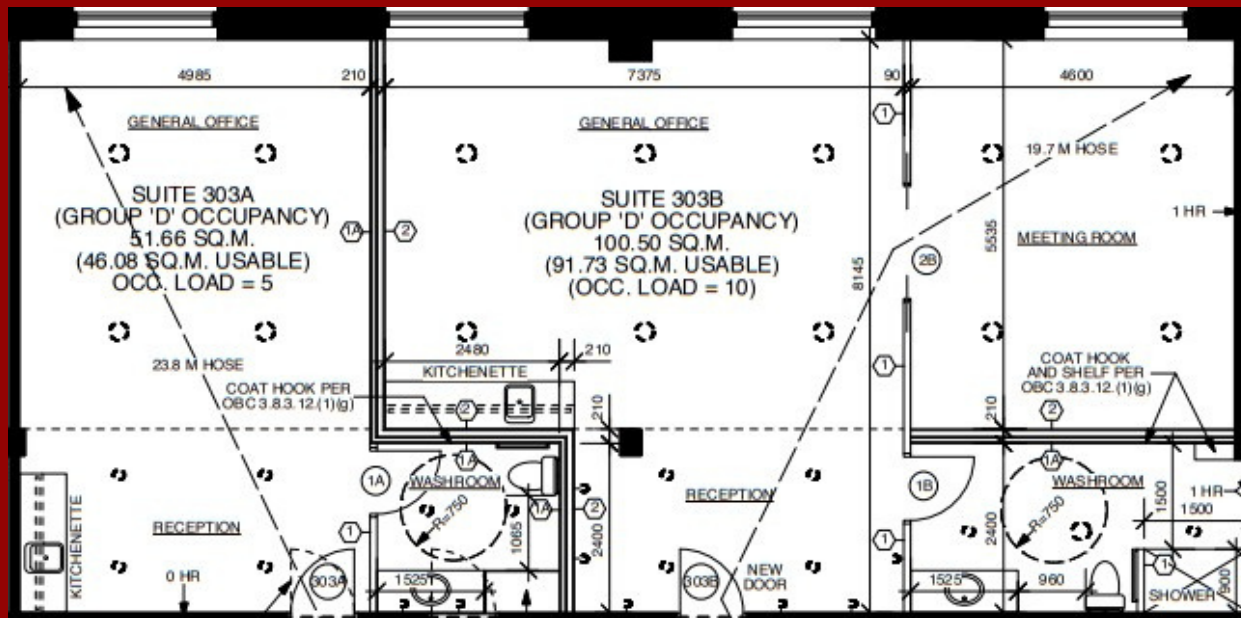
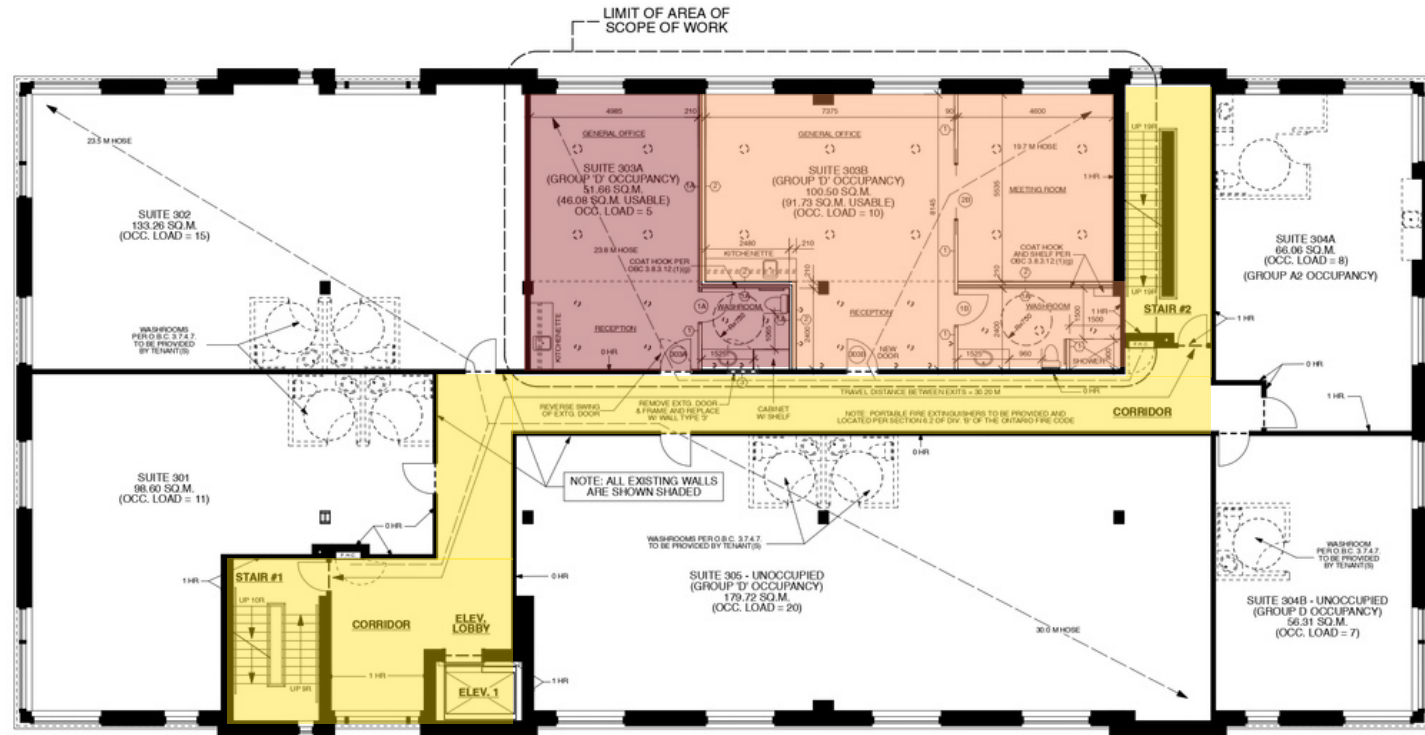
**# of Parking Stalls**  
4 designated  
underground parking  
spot for Tenant





# FLOOR PLAN

- UNIT 303-A LEASED TO SPORTS INJURY CLINIC
- UNIT 303-B VACANT
- COMMON AREA

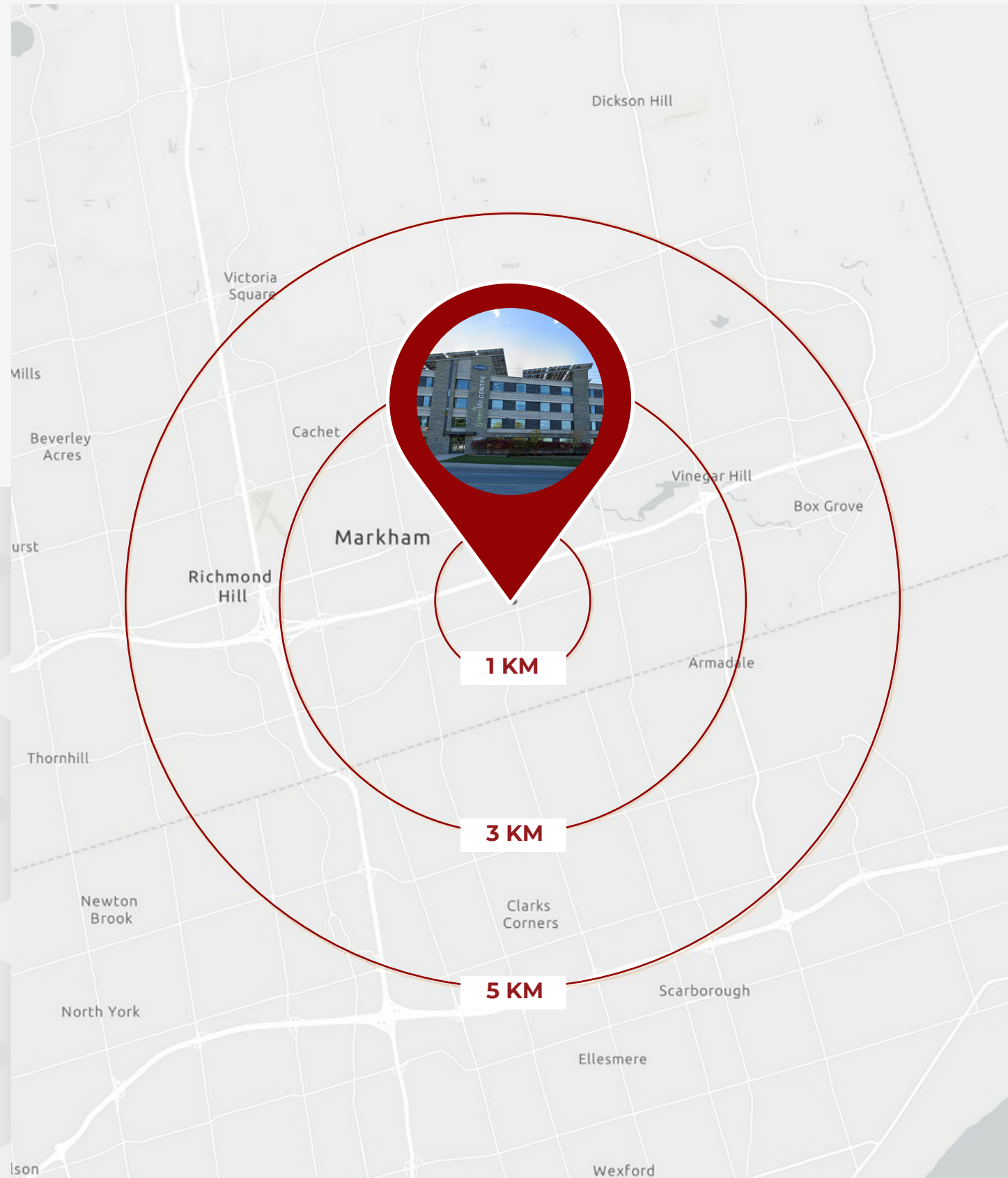


# AMENITIES MAP





# DISTANCE MAP



# DEMOGRAPHICS

The population at 7800 Kennedy Rd, Markham, ON within a 5 kilometer radius is 613,383. The median age for this population is 42.5. The number of households in this area is estimated at 193,506 within a 5 km area. The average household income is estimated to be \$116,416 within a 5km radius.

Summary	1 km	3 km	5 km
2015 Total Population	16,389	211,406	579,965
2020 Total Population	17,660	222,725	613,383
2025 Total Population	18,807	232,496	642,695
2015-2025 Annual Rate	1.27%	0.86%	0.94%
2015 Households	4,763	63,368	184,109
2015 Average Household Size	3.4	3.3	3.1
2020 Households	5,102	66,621	193,506
2020 Average Household Size	3.5	3.3	3.1
2025 Households	5,449	69,753	203,029
2025 Average Household Size	3.4	3.3	3.1
2020-2025 Annual Rate	1.32%	0.92%	0.97%
2015 Families	4,732	60,769	166,262
2015 Average Family Size	3.0	3.0	3.0
2020 Families	5,025	63,211	173,449
2020 Average Family Size	3.0	3.0	3.0
2025 Families	5,178	65,750	181,186
2025 Average Family Size	3.1	3.0	3.0
2020-2025 Annual Rate	0.60%	0.79%	0.88%
<b>2015 Dwellings</b>	<b>4,763</b>	<b>63,368</b>	<b>184,109</b>
Owned Dwellings	4,035	54,174	147,949
Rented Dwellings	727	9,193	36,160
Band Housing	0	0	0
<b>2020 Dwellings</b>	<b>5,102</b>	<b>66,621</b>	<b>193,506</b>
Owned Dwellings	4,269	56,389	154,611
Rented Dwellings	833	10,232	38,895
Band Housing	0	0	0
<b>2025 Dwellings</b>	<b>5,449</b>	<b>69,753</b>	<b>203,029</b>
Owned Dwellings	4,537	58,727	161,868
Rented Dwellings	912	11,026	41,161
Band Housing	0	0	0
<b>Average Household Income</b>			
2015	CA\$97,492	CA\$97,642	CA\$98,369
2020	CA\$111,162	CA\$114,222	CA\$116,416
2025	CA\$123,369	CA\$129,015	CA\$132,746
<b>Per Capita Income</b>			
2015	CA\$28,333	CA\$29,268	CA\$31,227
2020	CA\$32,115	CA\$34,166	CA\$36,726
2025	CA\$35,744	CA\$38,707	CA\$41,935
<b>Median Age</b>			
2015	40.3	41.6	41.6
2020	41.9	42.8	42.5
2025	43.1	44.0	43.5



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\*Sales Representative \*\*Broker