

Retail/Office Space

FOR LEASE

45 RAILROAD STREET, BRAMPTON, ON

Opportunity to lease a distinctive, character-filled building in the heart of downtown Brampton. With up to 16,905 SF available across three levels, this location offers prime visibility across from the GO Station with convenient access and parking.

SIZE: 6,040 - 16,905 SF



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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The Behar Group Realty Inc., Brokerage * Sales Representative



THE BEHAR GROUP | 45 Railroad Street, Brampton, ON

The Subject PROPERTY

ADDRESS:

45 Railroad Street, Brampton, Ontario

SIZE:

6,040 to 16,905 SF

LEASE RATE:

Contact Listing Agents

AVAILABILITY:

Immediate

ADDITIONAL RENT:

\$12 psf

HIGHLIGHTS:

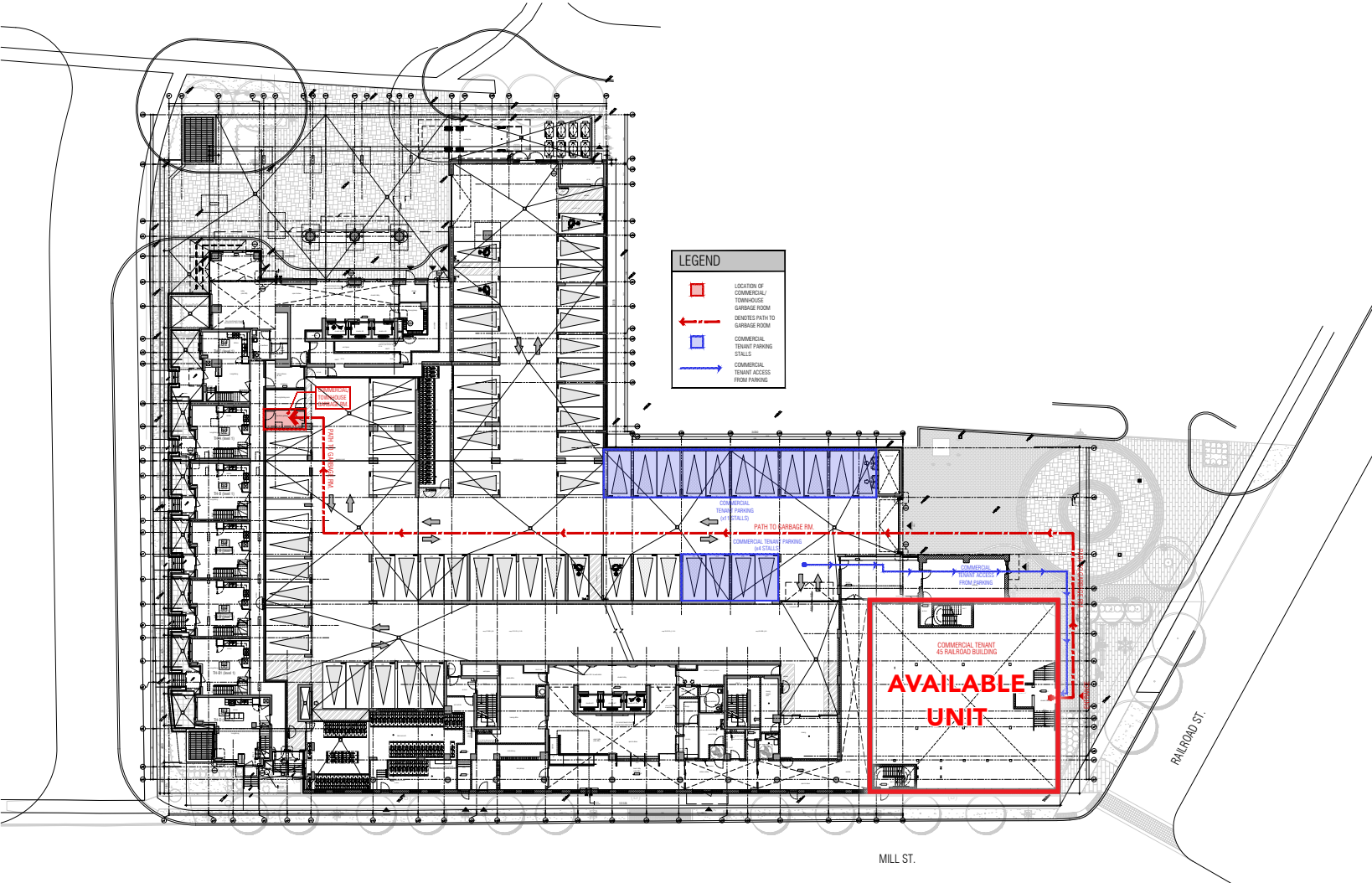
- Office space located at the base of recently built condo tower (2022)
- One of a kind heritage building with magnificent brick and beam interior, large new high windows on all sides. 3 levels of space.
- Single tenant or multi tenant opportunity. The ground floor and lower level are to be combined for 10,865 SF and the second floor is 6,040 SF (which can be leased separately).
- Space integrated into new AAA luxury residence.
- Growth area with transit connectivity. Multiple high-density developments planned adjacent to the site.
- Underground parking.
- A variety of commercial uses will be considered, subject to zoning.



Location MAP

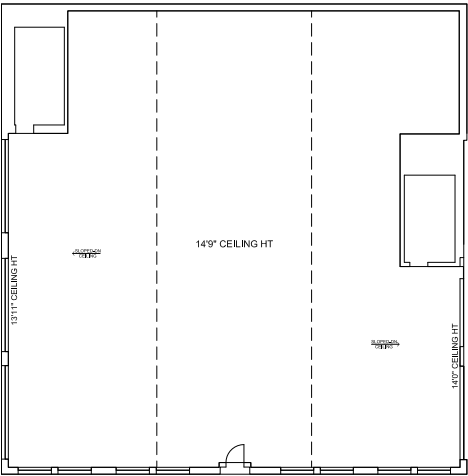


Site PLAN

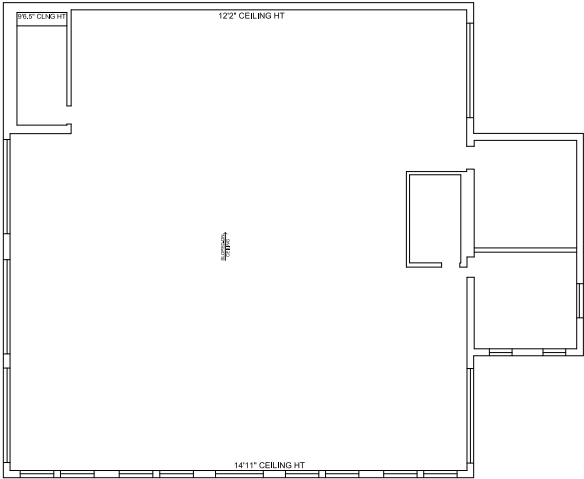


Floor PLANS

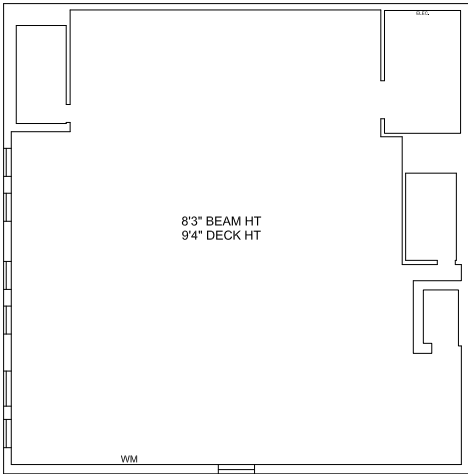
GROUND FLOOR
SIZE: 5,420 SF



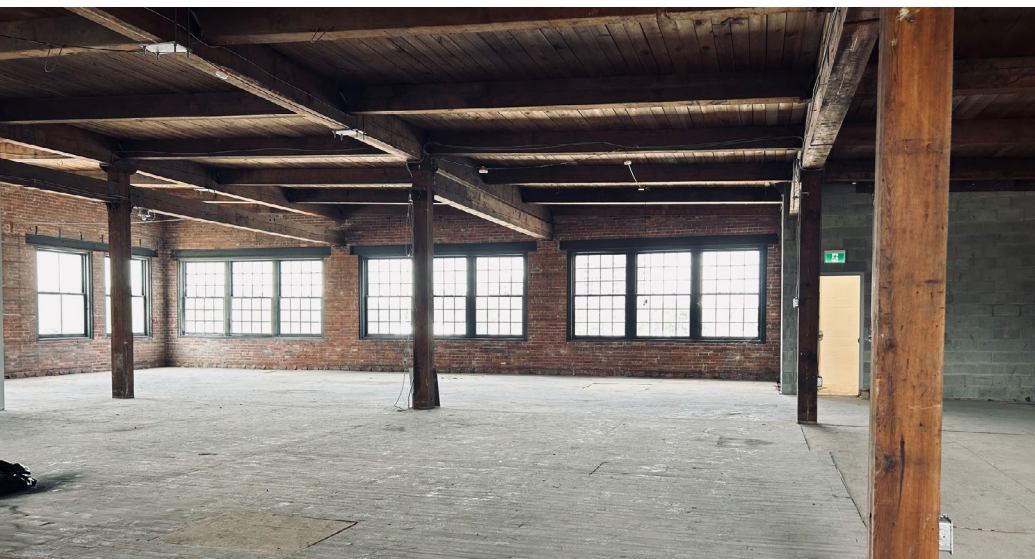
SECOND FLOOR
SIZE: 6,040 SF



BASEMENT
SIZE: 5,445 SF



Additional PHOTOS



Site DEMOGRAPHICS

	CIRCLE RADIUS			BENCHMARK
2024 Estimates	1 KM	3 KM	5 KM	BRAMPTON
Total Population	12,957	124,656	331,522	770,180
% Pop Change (2024-2029)	12.6%	4.0%	9.8%	14.2%
Total Daytime Population	15,097	102,921	270,622	645,792
Daytime Population at Work	8,643	40,140	105,015	261,214
Households	5,775	38,750	94,188	203,139
Average Household Income	\$96,947	\$111,773	\$121,958	\$132,729
Median Age	40.8	35.9	34.7	34.1

Source: Environics

CONTACTS

All listing inquiries should be directed to the Designated Representative(s):

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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