

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 17,000 SF available across three levels, this location offers prime visibility across from the GO Station with convenient access and parking.

SIZE: 11,000 - 17,000 SF



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

BARBARA KLESS *

Vice President, Retail Leasing

416.636.8898 EXT. 240 | Bkless@thebehargroup.com

RAMI KOZMAN, LL.B. *

Vice President

416.636.8898 EXT. 245 | Rkozman@thebehargroup.com

The Behar Group Realty Inc., Brokerage * Sales Representative



THE BEHAR GROUP™
LANDLORD SERVICES

THE BEHAR GROUP | 45 Railroad Street, Brampton, ON

The Subject PROPERTY

ADDRESS:

45 Railroad Street, Brampton, Ontario

SIZE:

11,000 to 17,000 SF

LEASE RATE:

Contact Listing Agents

AVAILABILITY:

Immediate

ADDITIONAL RENT:

\$12 psf

HIGHLIGHTS:

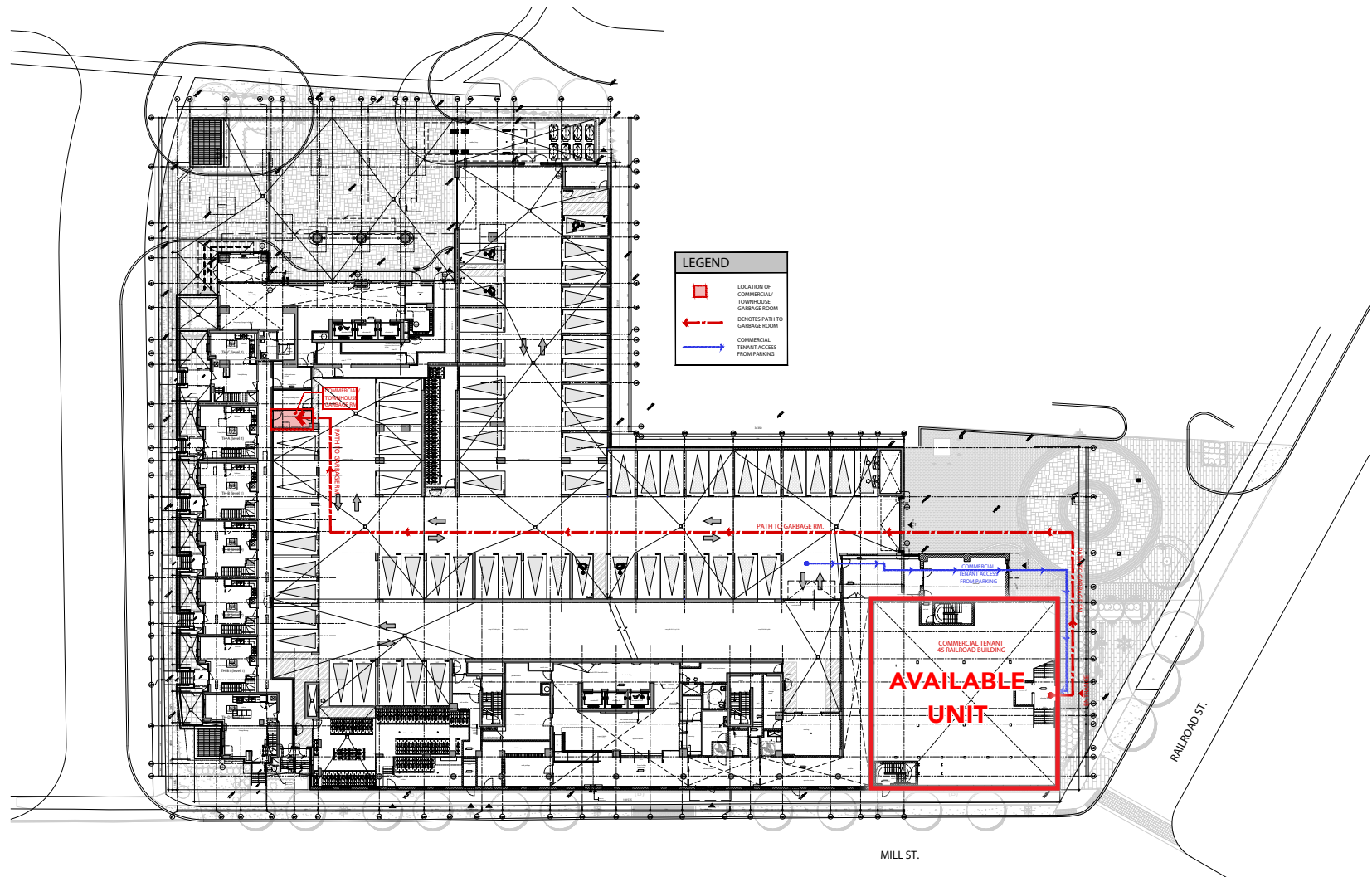
- Office space located at the base of recently built residential tower.
- One of a kind heritage building with magnificent brick and beam interior, large new high windows on all sides. 3 levels of space.
- Space integrated into new AAA luxury residence.
- Growth area with transit connectivity. Multiple high-density developments planned adjacent to the site.
- Indoor parking.
- Electric vehicle charging stations available in the parkade.
- A variety of commercial uses will be considered, subject to zoning.



Location MAP

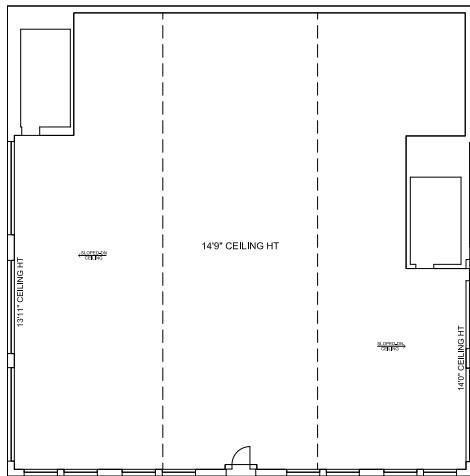


Site PLAN

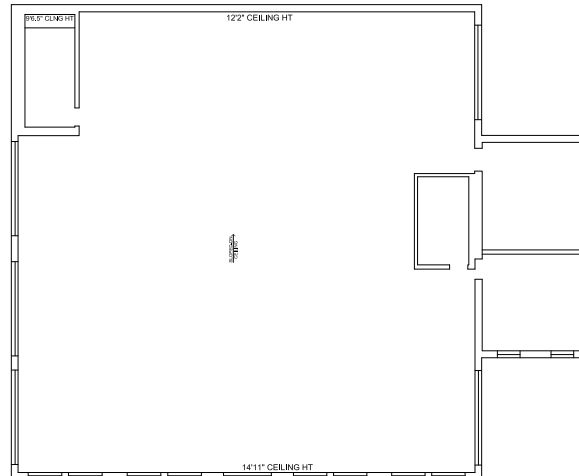


Floor PLANS

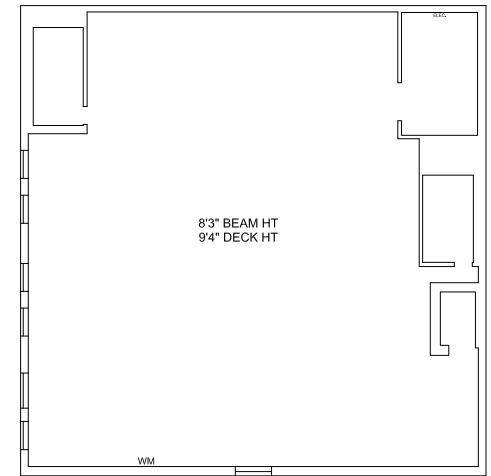
GROUND FLOOR
SIZE: 5,420 SF



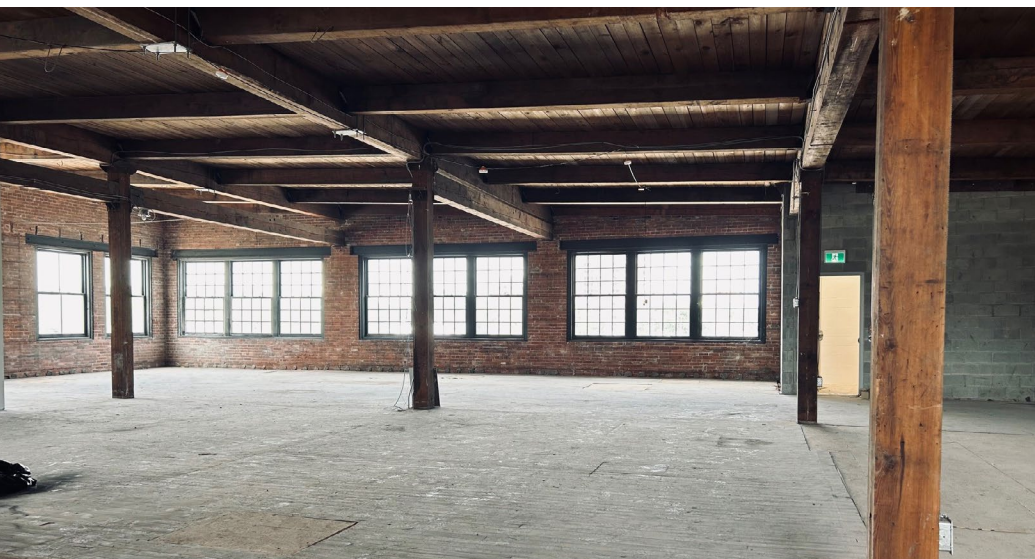
SECOND FLOOR
SIZE: 6,040 SF



BASEMENT
SIZE: 5,445 SF



Additional PHOTOS



Site DEMOGRAPHICS

| 2024 Estimates | CIRCLE RADIUS | | | BENCHMARK |
|----------------------------|---------------|-----------|-----------|-----------|
| | 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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O: 416.636.8898 EXT. 240
bkless@thebehargroup.com

RAMI KOZMAN, LL.B.

Vice President | Sales Representative
O: 416.636.8898 EXT. 245
rkozman@thebehargroup.com



LANDLORD SERVICES • TENANT SERVICES • CAPITAL MARKETS • ADVISORY SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Unit 24, Toronto, ON M3K 2A3

Tel: 416.636.8898 Fax: 416.636.8890

Downtown Toronto Office

30 Duncan Street, Suite 201, Toronto, ON M5V 2A3

Vancouver Office

1090 Homer Street, Unit 310, Vancouver, BC V6B 2W9

Tel: 604.616.0013

Calgary Office

639 5th Ave SW, Suite 2500, Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage

www.TheBeharGroup.com

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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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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

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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