

STOUFFVILLE BUSINESS PARK

Located at: 195 Mostar St. Stouffville, ON L4A 0Y2





HEART OF STOUFFVILLE BUSINESS CONDO PARK



QUALITY ASSET

New Business condo development from
1,897 - 75,500 SQ FT



ZONING

Park EBP(6) & EBP(6)(H-17) **Many Industrial,
Office, Medical and Retail uses permitted**



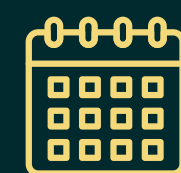
LOCATION & AMENITIES

Located North of Markham and minutes from
Hwy 404. In the Heart of Stouffville thriving
business park



COMMERCIAL VACANCY

Extremely low vacancy rate of 0.5%



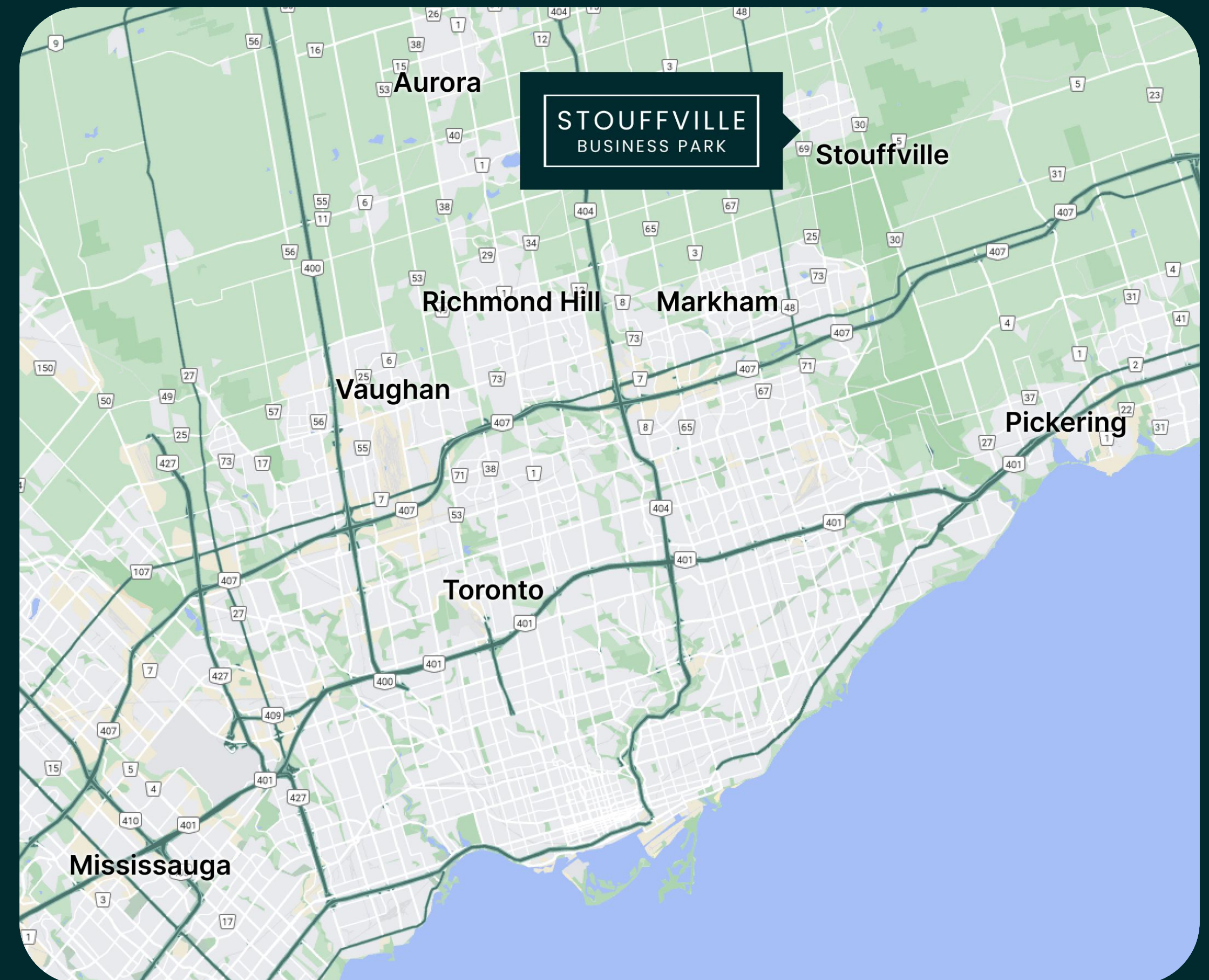
OCCUPANCY

March 2026

1 NEWLY CONSTRUCTED
INDUSTRIAL STRATA

2 EASY HIGHWAY
404 & 407 ACCESS

3 LOCATED IN THE
HEART OF STOUFFVILLE



JOIN NUMEROUS HIGH QUALITY BUSINESSES IN STOUFFVILLE

SMARTCENTRES®



Tim Hortons

WINNERS



The Beer Store



Longo's

metro

LCBO



Occupancy: March 2026

UNITS STARTING AT \$999,990

DEPOSIT STRUCTURE

5% due on signing

5% after 45 days

5% after 90 days

5% after 120 days

5% on occupancy



UNIT BREAKDOWN

UNIT	SIZE (SQ. FT.)	ASKING PRICE
1	2,876 SF	Coming Soon!
2	2,405 SF	Coming Soon!
3	2,405 SF	Coming Soon!
4	2,405 SF	Coming Soon!
5	2,405 SF	Coming Soon!
6	2,405 SF	Coming Soon!
7	2,405 SF	Coming Soon!
8	2,405 SF	Coming Soon!
9	2,405 SF	Coming Soon!
10	2,175 SF	Coming Soon!

UNIT	SIZE (SQ. FT.)	ASKING PRICE
11	3,643 SF	Coming Soon!
12	2,183 SF	Coming Soon!
13	2,183 SF	Coming Soon!
14	2,183 SF	Coming Soon!
15	2,183 SF	Coming Soon!
16	2,183 SF	Coming Soon!
17	2,183 SF	Coming Soon!
18	2,183 SF	Coming Soon!
19	2,183 SF	Coming Soon!
20	2,183 SF	Coming Soon!
21	1,897 SF	Coming Soon!

UNIT	SIZE (SQ. FT.)	ASKING PRICE
22	2,637 SF	Coming Soon!
23	1,930 SF	Coming Soon!
24	2,053 SF	Coming Soon!
25	2,002 SF	Coming Soon!
26	2,002 SF	Coming Soon!
27	2,002 SF	Coming Soon!
28	2,002 SF	Coming Soon!
29	2,002 SF	Coming Soon!
30	2,002 SF	Coming Soon!
31	2,002 SF	Coming Soon!
32	2,002 SF	Coming Soon!
33	1,995 SF	Coming Soon!

STOUFFVILLE
BUSINESS PARK

Own real estate that you will be proud to showcase to your clients and employees, that truly represents your business' quality brand.



WHY OWNING YOUR SPACE IS A SMART BUSINESS DECISION

1 CERTAINTY

Controlling your real estate will allow you to grow your business with confidence

2 REDUCE THE RISK OF MAJOR CAPITAL REPLACEMENT

By purchasing a brand new building, you minimize your businesses exposure to large capital repairs / replacements for the first 15 years of ownership

3 INVESTMENT STRATEGY

Ability to own a state of the art unit and generate stable long-term income growth

4 BUILDING EQUITY

Take advantage of one of the top real estate markets in North America by building equity





BUILDING C

- UNIT 33
- UNIT 32
- UNIT 31
- UNIT 30
- UNIT 29
- UNIT 28
- UNIT 27
- UNIT 26
- UNIT 25
- UNIT 24
- UNIT 23
- UNIT 22

BUILDING B

- UNIT 21
- UNIT 20
- UNIT 19
- UNIT 18
- UNIT 17
- UNIT 16
- UNIT 15
- UNIT 14
- UNIT 13
- UNIT 12
- UNIT 11

BUILDING A

- UNIT 10
- UNIT 9
- UNIT 8
- UNIT 7
- UNIT 6
- UNIT 5
- UNIT 4
- UNIT 3
- UNIT 2
- UNIT 1

HOVER
K DR

HOOVER
PARK DR

STOUFFVILLE

MOSTAR STREET

MOSTAR STREET

STOUFFVILLE BUSINESS PARK

- **CONSTRUCTION**

Insulated concrete pre-cast panels

- **SPRINKLERS**

ESFR sprinkler system

- **DRIVE IN GARAGE**

10 FT x 14 FT garage door

- **WALK-UP SECOND FLOOR**

Concrete, complete with guard rail functional mezzanine

- **ELECTRICAL SERVICE**

100 Amps, 600 Volts per unit

- **CEILING HEIGHT**

Warehouse: 24 FT

- **LIGHTING**

High efficiency LED

- **SIGNAGE**

Prime exposure along Mostar St. & Hoover Park Dr.

- **HEATING TYPE**

Gas fired suspended heater

- **PARKING**

147 parking spots, ample on site vehicle parking & truck maneuvering room

CONTACT US

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