

*Long standing business
in Dundalk seeking a
developer for a design
build project, to either
lease or lease to own.
Triple A Tennant*



About Us

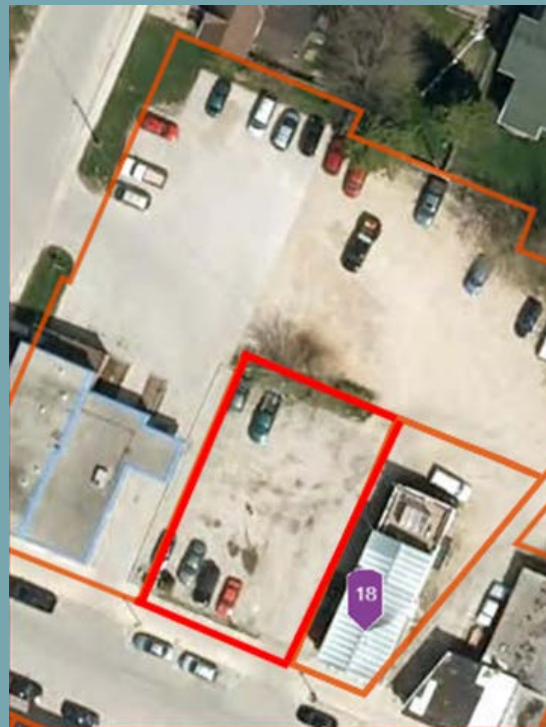
Dundalk Village Pharmacy has been in business in the village for over 40 years. Our regional customer base continues to grow and expand. With significant new housing development occurring, Dundalk Village Pharmacy is looking to expand its business while remaining in the village core. This document invites interested developers / builders to contact us regarding this opportunity.



Call for Proposals

Development Opportunity

Dundalk Village Pharmacy
1 Main St E, Dundalk, N0C 1B0
Peter Hanna, Owner
416-993-4745





Specifics

The owners of the Dundalk Village Pharmacy wish to expand their business into a new store front location. Currently looking for a developer / builder to design, build and lease the building.

- Up to 5,500 sq. ft of retail space,
- Ground level, with loading door, no special furnishings required.
- Looking for a minimum of 5 year lease with 3 options for 5 more years each,
- Immediate development.
- Open to co-locating with another commercial tenant,
- Open to co-locating with residential units above,



Building Site

A building lot has been purchased on the main street of Dundalk. The site is currently vacant with 22.37m by 30.48m for a total of 680m. An agreement for shared parking within the municipal parking lot has been discussed with the municipality.

Dundalk is preparing an incentive program that may be of assistance to developers in considering this project.

Regional Developers interested in a design build opportunity in Dundalk will find this very appealing opportunity.

Site Plan

A draft site plan has been approved to allow for a commercial building with a shared parking agreement in the rear. If additional residential units are provided, the site plan would have to be updated. The site plan is available to interested developers. The tenant is open to revisions and input from interested developers.

Zoning

Current zoning is C2 which allows for commercial uses on the ground level and one residential dwelling unit above. Zoning allows for two and half story building. Discussions with the municipal planner indicates that additional residential units could be supported through a re-zoning, and potentially allowing for a three story building.

Municipal Support in Principle

Municipal staff have been supportive of this development and are assisting in the promotion of the opportunity. The developer will be required to consult and obtain all required municipal approvals. Municipal planning staff are available to meet with developers at anytime.

