

FOR **SALE**

MOUNT ROYAL PLAZA

2007-2061 Mount Forest Drive & 2065 Meadowbrook Road Burlington, ON
Fronting Brant Street between QEW/HWY 403 and HWY 407

JLL | Forest Hill REAL ESTATE INC. BROKERAGE LEGACY

THE **OPPORTUNITY**

The JLL Private Capital Group ("JLL") and Forest Hill Real Estate Inc. (collectively, the "Advisors") are pleased to offer for sale a 100% freehold interest in 2007-2061 Mount Forest Drive, and 2065 Meadowbrook Road, known as Mount Royal Plaza (the "Property" or the "Site"). The Property comprises 47,464 square feet ("SF") of retail space situated on 4.4 acres ("AC") at the northwest corner of Brant Street and Mount Forest Drive in Burlington, Ontario.

The Property is fully occupied by a diverse mix of 24 longstanding tenants and offers 230 surface parking stalls, providing stable in-place cash flow. With immediate access to Highways 403, 407, and the QEW, the plaza is ideally situated in a high-traffic, transit-oriented corridor that supports robust tenant demand. Additionally, the Site offers substantial redevelopment potential, with 4.4 acres suitable for future low to medium density projects.



PROPERTY **DETAILS**

Municipal Address	2007–2061 Mount Forest Drive & 2065 Meadowbrook Road
Municipality	Burlington, ON
Site Area	4.4 acres
GLA	47,464 SF
Occupancy	100%
Tenants	24
Parking	230 surface stalls
Zoning	CN1 (Neighbourhood Commercial), R2.3 (Suburban Residential)
Year Built	1959
WALT	2.4 years



INVESTMENT **HIGHLIGHTS**

4.4-acre Site strategically positioned within a prime commercial–residential corridor.

Fully occupied, the retail plaza is anchored by 24 established tenants, delivering durable and diversified cash flow supported by contractual rental escalations and long-standing tenancy.

High-visibility suburban location with immediate access to Highways 403, 407, and the QEW, providing seamless connectivity to major population and employment centres across the GTHA.

Rare large-format Site within the Ontario Growth Plan Built Boundary, presenting a unique opportunity to unlock higher-density redevelopment within a designated growth area.



LOCATION
OVERVIEW

Mount Royal Plaza is strategically located in Burlington, one of the most affluent municipalities within the Golden Horseshoe. The city benefits from robust regional connectivity via major highways, GO Transit, VIA Rail, airports, and cross border access. The immediate area surrounding the Property is characterized by established residential neighbourhoods, strong household incomes, and consistent population growth, contributing to a stable and resilient trade area.

Key local industries include advanced manufacturing, biomedical & life sciences, information & communications technology, clean technologies, food & beverage, and professional services.

POPULATION

1 KM	3 KM	5 KM
6,137	51,036	119,104

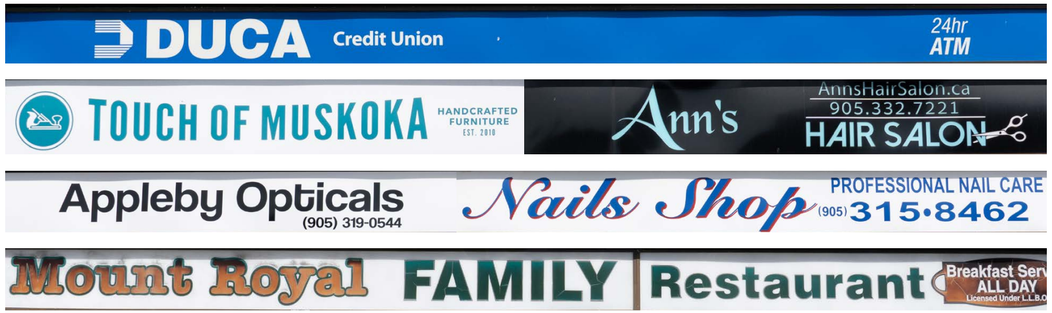
TRANSIT & **CONNECTIVITY**

Local transit service is provided by Burlington Transit with connections to Oakville, Hamilton, and GO Transit services across the region. VIA Rail service is also accessible via Aldershot Station. Burlington GO Station is located 2.4 km south of the Property, providing direct access to Downtown Toronto along the Lakeshore West line.

APPROXIMATE **DRIVE TIMES**

12 MIN	26 MIN	34 MIN	60 MIN
HAMILTON	MISSISSAUGA	TORONTO PEARSON AIRPORT	DOWNTOWN TORONTO

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FINANCING & **OFFERING PROCESS**

FREE & CLEAR

The Property will be offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. and Forest Hill Real Estate Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the contacts listed below on behalf of the Vendor.

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