

4961 KING ST E, #210, BEAMSVILLE

For Lease | Versatile Second-Floor Space at Beamsville Town Centre



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

4961 King Street East #210 Beamsville



PROPERTY HIGHLIGHTS

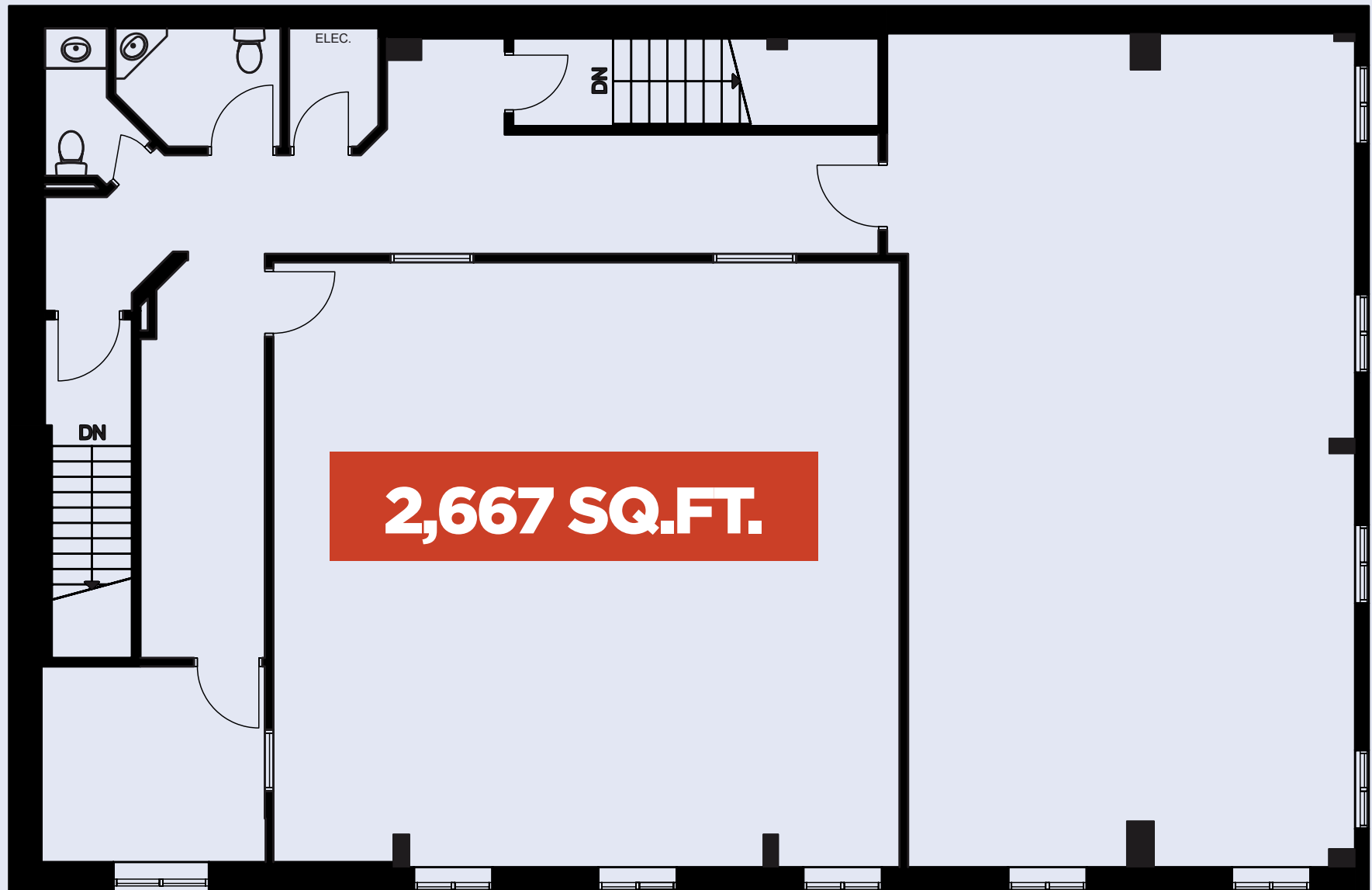
- Prime retail unit located at Beamsville Town Centre, Beamsville's largest grocery-anchored retail centre
- 2,667 SF of bright, self-contained space occupying the entire second floor of this portion of the building
- Former dance studio suitable for fitness, wellness, recreation, education, professional, medical and service-oriented uses
- Prominent positioning above CIBC along the King Street frontage
- Anchored by No Frills, alongside CIBC, Subway, Paulmac's Pets, First Choice Haircutters and established local businesses
- Ample surface and underground parking, with convenient access to the QEW
- Central location serving the growing Beamsville and Lincoln communities

PROPERTY DETAILS

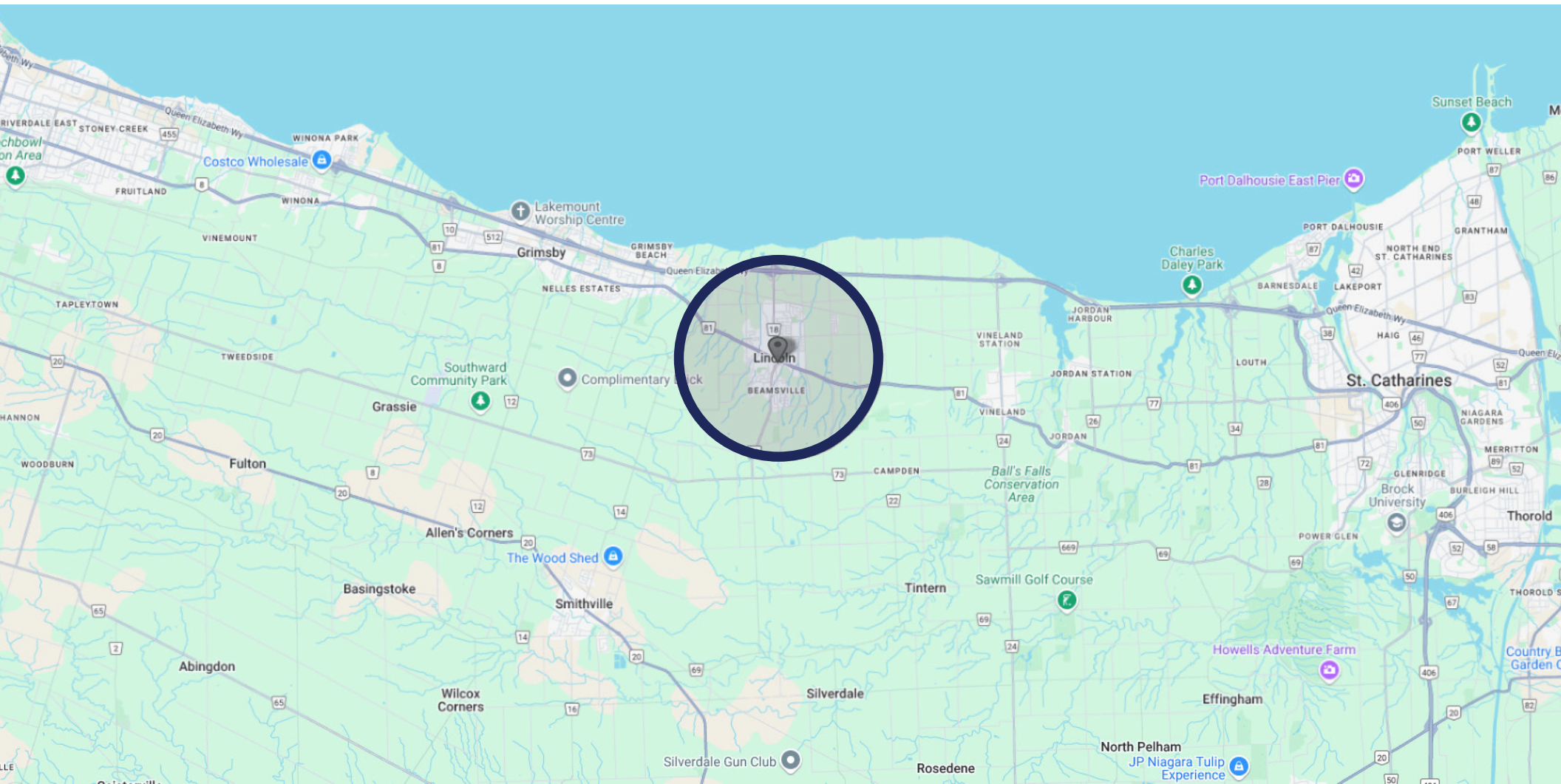
Type:	For lease
Size:	2,667 sq.ft.
Rent:	\$18/sq.ft.
TMI:	\$11.50/sq.ft.
Availability:	Immediate



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AREA DEMOGRAPHICS

Within 3km radius of property



POPULATION
17,078



AVERAGE INCOME
\$128,277*

* Annually per household



MEDIAN AGE
40.6

**OWNER & PORTFOLIO
ADVISORY SERVICES**

DANIEL KERSHEN

Senior Vice President

416.269.6747 x102

daniel.kershen@valueinsightrealty.com



valueinsightrealty.com

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