



# FOR LEASE

**38 Westhill Crt, Greater  
Sudbury, ON P3Y 0B6**

## PROPERTY SUMMARY:

 <b>Total Area:</b>	<b>3,000 Sq Ft</b>
 <b>Asking Price:</b>	<b>\$13.50 Per Sq Ft</b>
 <b>Taxes:</b>	<b>\$15,600/2025/T.M.I.</b>
 <b>Use:</b>	<b>Office</b>
 <b>Zoning:</b>	<b>M3(12)</b>





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# PROPERTY OVERVIEW

**Brand-new second-floor office opportunity in Greater Sudbury's sought-after Walden Industrial Park in Lively. Offering approx. 3,000 sq. ft. of open-concept shell space, this bright floor plate is ready for your custom layout, with the landlord to install a private washroom to suit.**

**Located in a 2025-built commercial/industrial complex within a growing employment node anchored by major transportation and industrial users, the site provides quick access to Highway 17, Municipal Road 55 and the wider Sudbury market.**



  
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**Stephen & Mariya Lilly**  
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## PROPERTY OVERVIEW

**Base rent includes utilities for predictable occupancy costs, and a ground-level drive-in bay can be made available at an additional cost for tenants needing storage, light warehousing or fleet support.**

**A superb option for professional offices, training, engineering, dispatch or service-support uses looking for clean, flexible space in a modern building.**

**3,000 sq ft + possibility to add drive-in bay (approx 1500 sq ft) for the additional cost.**



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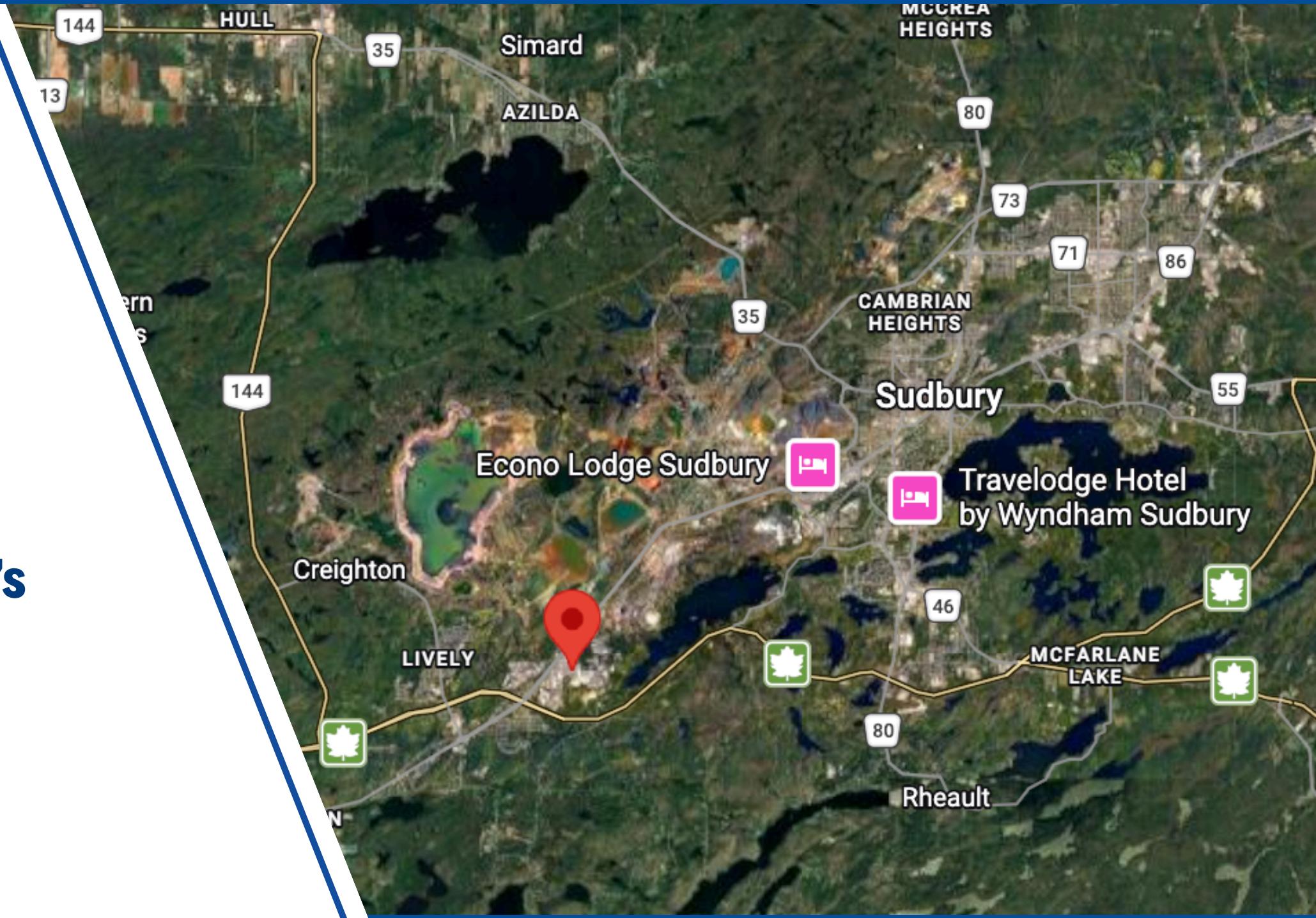


# LOCATION

**Situated in a well-established business area of Greater Sudbury, offering excellent access to key transportation routes including Highway 17 and Highway 69.**

**The property benefits from proximity to Sudbury's main commercial and industrial corridors, with nearby amenities, services, and a strong local workforce.**

**This accessible and business-friendly location is ideal for companies seeking efficient operations in Northern Ontario's primary economic hub.**

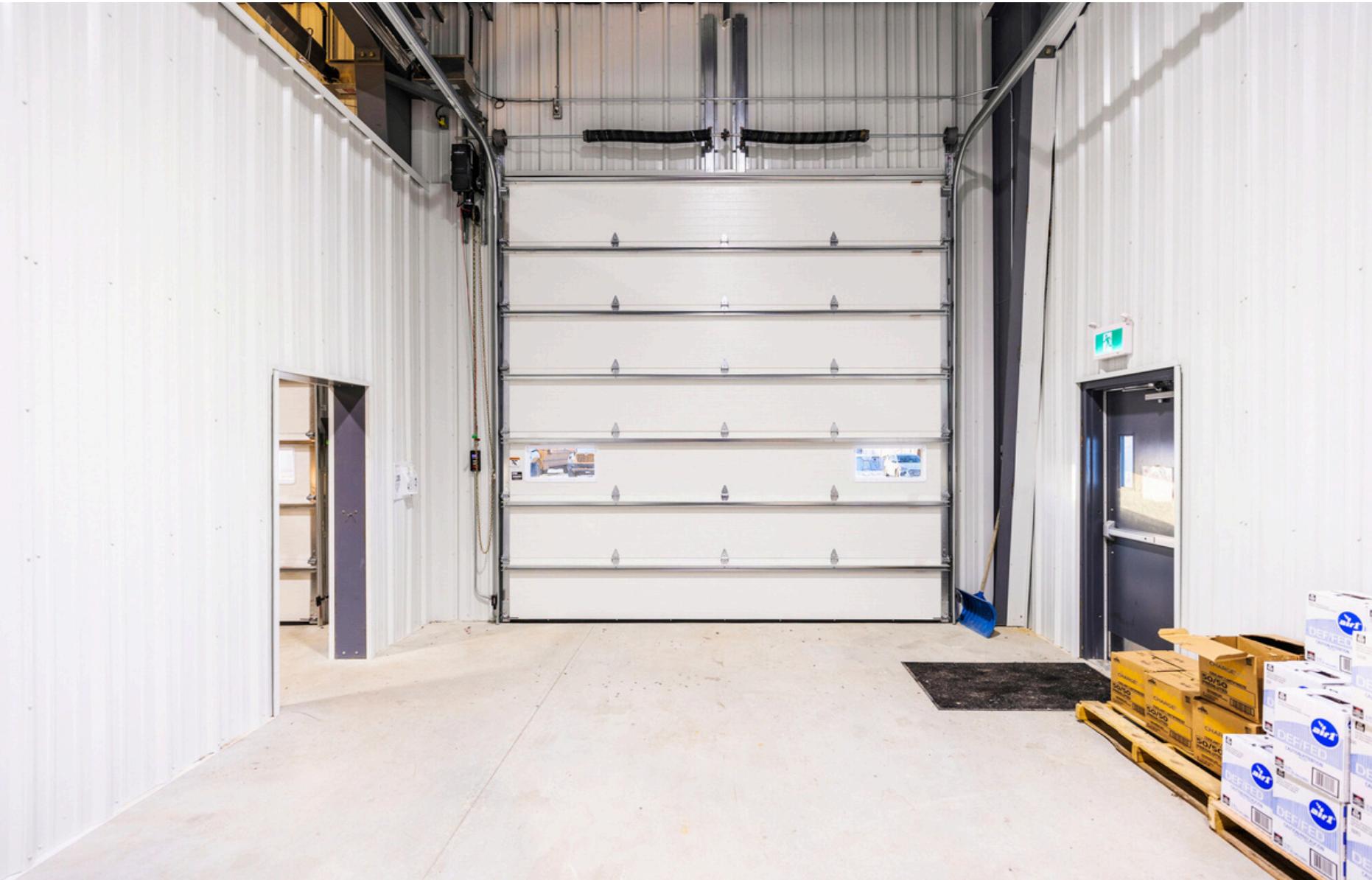




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# UNIT 300 - PHOTOS



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