








FOR LEASE

38 Westhill Crt, Greater
Sudbury, ON P3Y 0B6

PROPERTY SUMMARY:

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



Stephen & Mariya Lilly
Commercial Brokers
RE/MAX Hallmark Realty Ltd., Brokerage
Stephen Direct: (416)802-4228
Mariya Direct: (416)824-5078
email: info@TorontoCommercialProperties.ca



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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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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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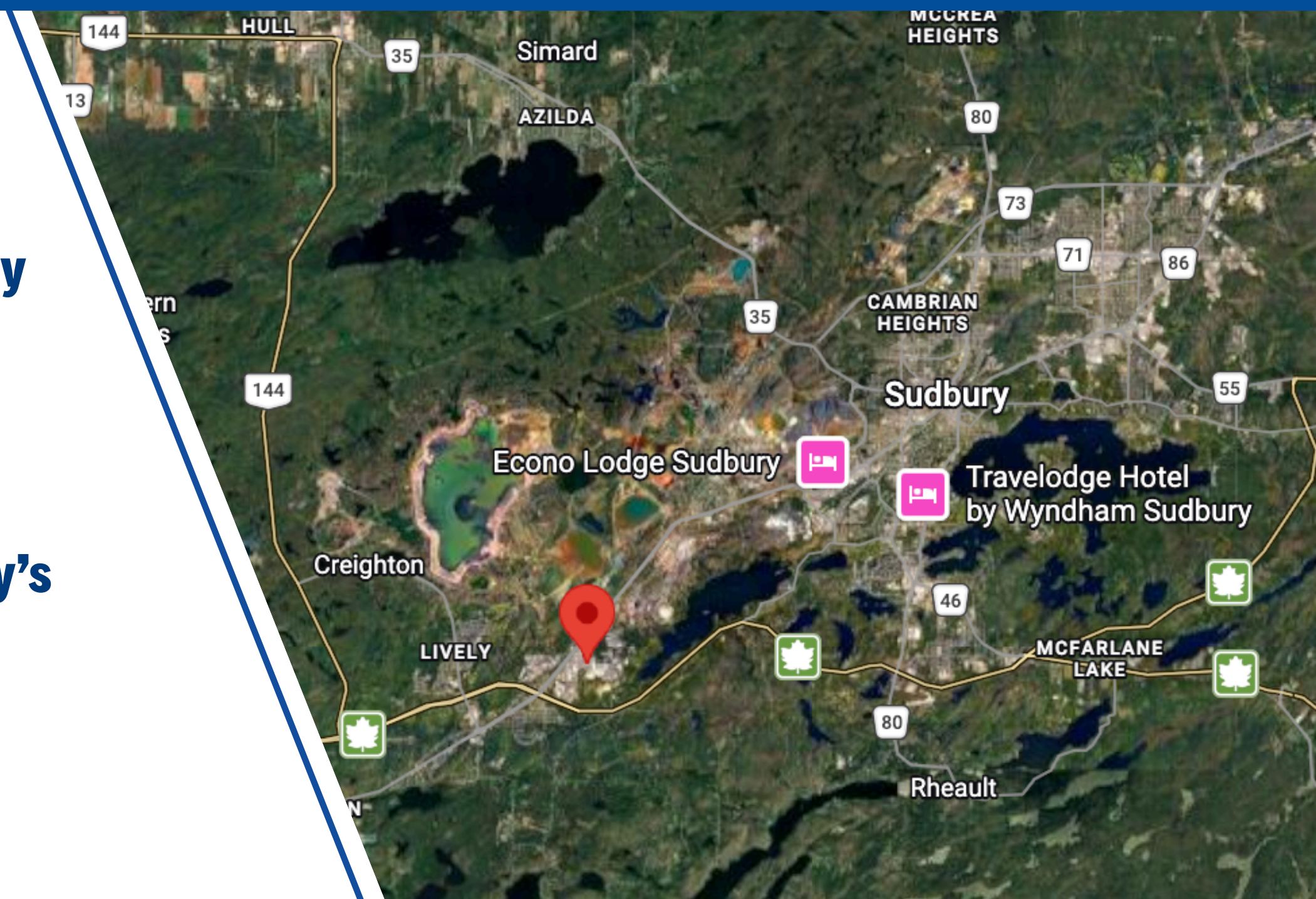
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LOCATION

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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