

FOR SALE

459-475 MAIN ST E

MILTON, ON

MIXED-USE
INVESTMENT

REDEVELOPMENT
OPPORTUNITY

 ROYAL LePAGE®
COMMERCIAL™
Meadowtowne Realty Brokerage
Independently Owned and Operated



UPDATED

CLASS B



CENTRAL AND HIGHLY **VISIBLE** COMMERCIAL SITE IN MILTON



459-475 Main Street East represents one of Milton's most strategically positioned commercial properties, occupying a highly visible corner location at the gateway between Historic Downtown Milton and the Milton GO Transit Station Area. The property sits on a corner lot and benefits from exceptional exposure along one of the municipality's primary east-west arterial corridors.

The property's location places it within both the Central Business District and the Milton GO Major Transit Station Area (MTSA), two of the most significant planning designations within the Town of Milton. These designations support ongoing intensification, increased residential density, mixed-use development opportunities, and transit-oriented growth initiatives.

The subject property occupies a unique position at the transition point between Milton's established historic downtown core and the rapidly evolving transit-focused urban growth area surrounding the Milton GO Station.

OVERVIEW



LOCATION

Main & Ontario
Milton, ON



OCCUPANCY

Fully Tenanted
5-10 Year Leases



SUBSTANTIALLY RENOVATED

2025



RENTABLE

15,488
Square Feet



ZONING & OFFICIAL PLAN

UGC-MU *355-H
Urban Growth Centre



Updated
Class B



GO Train
Nearby



Corner
Lot



Development
Potential



Nearby
Restaurants



Accessible to
Highways

TENANTS



Meadowtowne Realty
Brokerage

RESIDENTIAL | COMMERCIAL



dogtopia.



ULTIMATE CODERS
THINK·CREATE·INNOVATE



NOBLECREST LAW
PROFESSIONAL CORPORATION

475 MAIN ST E. 5077 SF
475 MAIN ST E, 2ND FLOOR - 1074 SF
UNIT 1, 459 MAIN ST E - 5836 SF
UNIT 2, 459 MAIN ST E - 1053 SF
UNIT 3, 459 MAIN ST E, 2ND FLOOR - 2415 SF
COMMON AREA - STAIRWELL - 206 SF
COMMON AREA - MECHANICAL ROOM - 164 SF



10 YEAR LEASE
EXP. 2036

6,151 SF



10 YEAR LEASE
EXP. 2034

5,869 SF



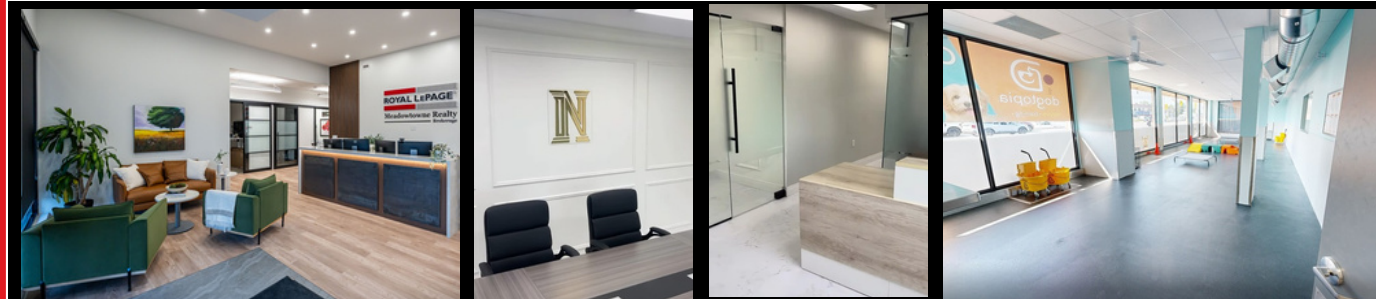
5 YEAR LEASE
EXP. 2031

1,053 SF



5 YEAR LEASE
EXP. 2031

2,415 SF



PROPERTY



LAND

36,539 SF
0.84 acres
210' Frontage



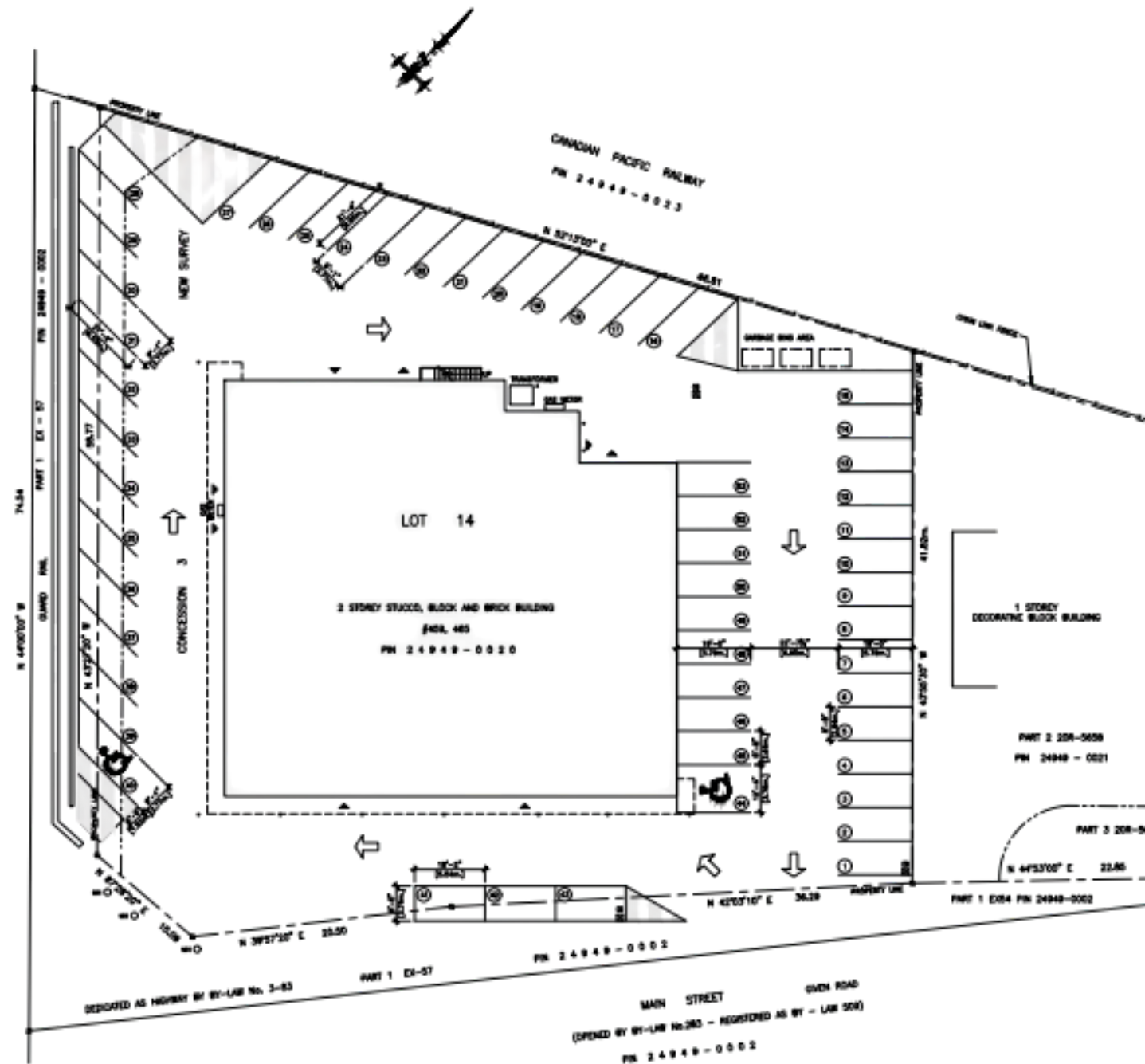
BUILDING

22,091 SF
Gross Floor Area
15,488 SF
Rentable Floor Area



PARKING

53 Parking
Open and Scrambled
Asphalt



BUILDING SYSTEMS



CoStar Building Rating SystemSM provides a national rating for commercial buildings.

Building Substantially Renovated in 2025



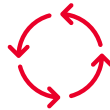
ROOF

Flat tar and gravel roof on rigid insulation throughout, with metal decking. The roof was replaced (at a reported cost of \$220,000 or \$15.64 per sq.ft.) in 2011. (upgrades to flashing etc. occurred during construction in 2025)



DISPOSAL

Designated area.



BACKFLOW

Hy-Pro Plumbing replaced the entire backflow system with new equipment Sept 2025.



ELECTRICAL

The main electrical service involves two 400 amp, 600 volt systems plus.



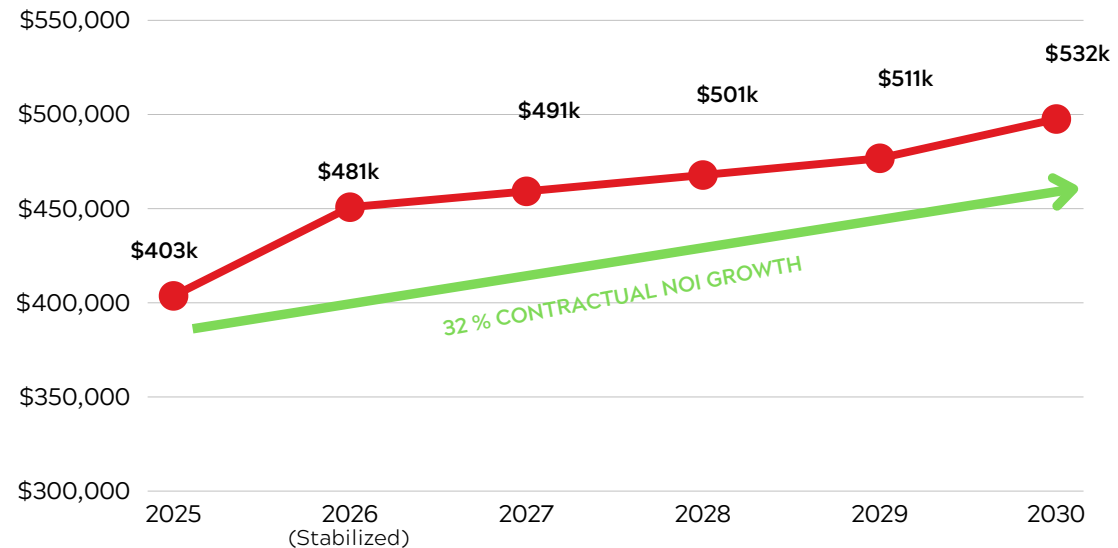
ELECTRIC VEHICLE CHARGERS

Two chargers available on East side.

FEATURES

- Growing NOI
- 72.3% of NRA leased through 2036
- Substantially renovated in 2025
- No lease rollover until 2031
- 8.1-year WALT
- Multi-tenant asset, reducing single-tenant risk

NOI GROWTH



*NOI based on contractual rent increases and estimated 3% annual increase in operations/TMI.

WALT SCORE



dogtopia.

No Renewal Option Given. Long-term tenancy with future rental reversion opportunity upon expiry.



LONG-TERM STABILITY
Secure income for the future



LOW ROLLOVER RISK
Staggered lease expiries



BUILT-IN UPSIDE
Future rental growth opportunities



OCCUPANCY
100%

8.1
YEARS

$$\text{WALT} = \frac{\text{Remaining Lease Term for Each Tenant} \times \text{Yearly Lease Income}}{\text{Total Property Annual Lease Income}}$$

WALT calculated using firm lease terms only and does not include renewal options.

ZONING & PERMITTED USES

UGC-MU *355-H

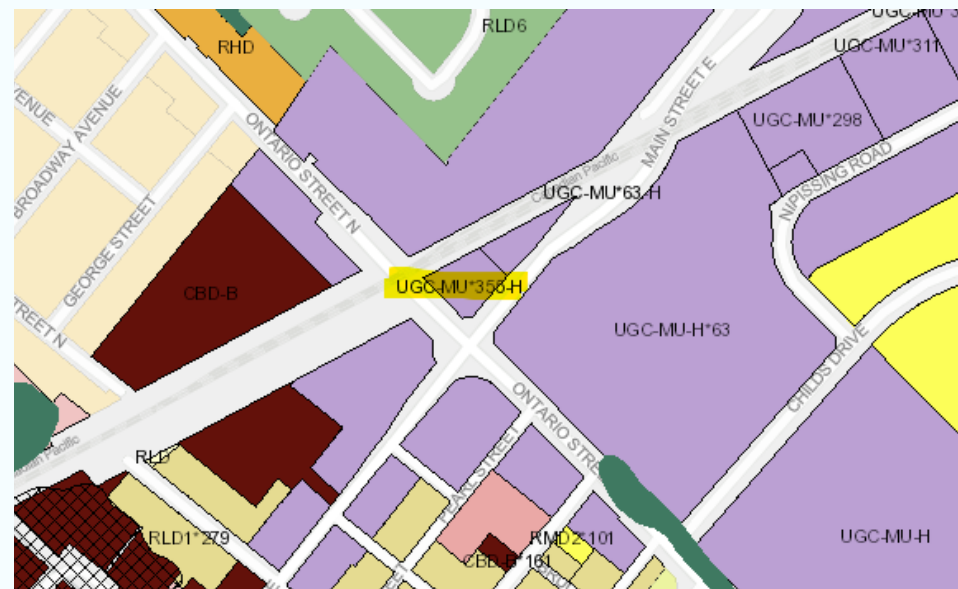
Urban Growth Centre

The property is zoned UGC-MU*355-H within Milton's Urban Growth Centre, permitting a broad range of commercial, institutional, service and mixed-use activities, subject to applicable provisions and conditions.



SUBJECT LANDS

459–475 Main Street East
Main Street East at Ontario Street South



Town of Milton Zoning Map — Subject Lands Highlighted

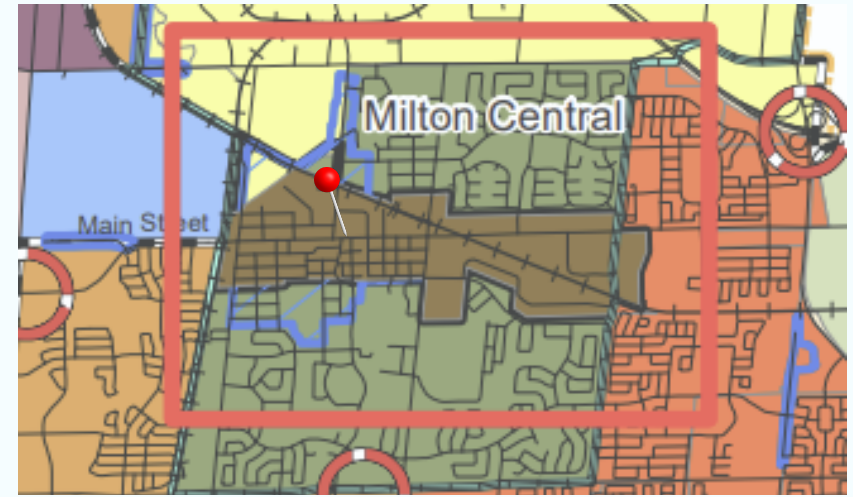
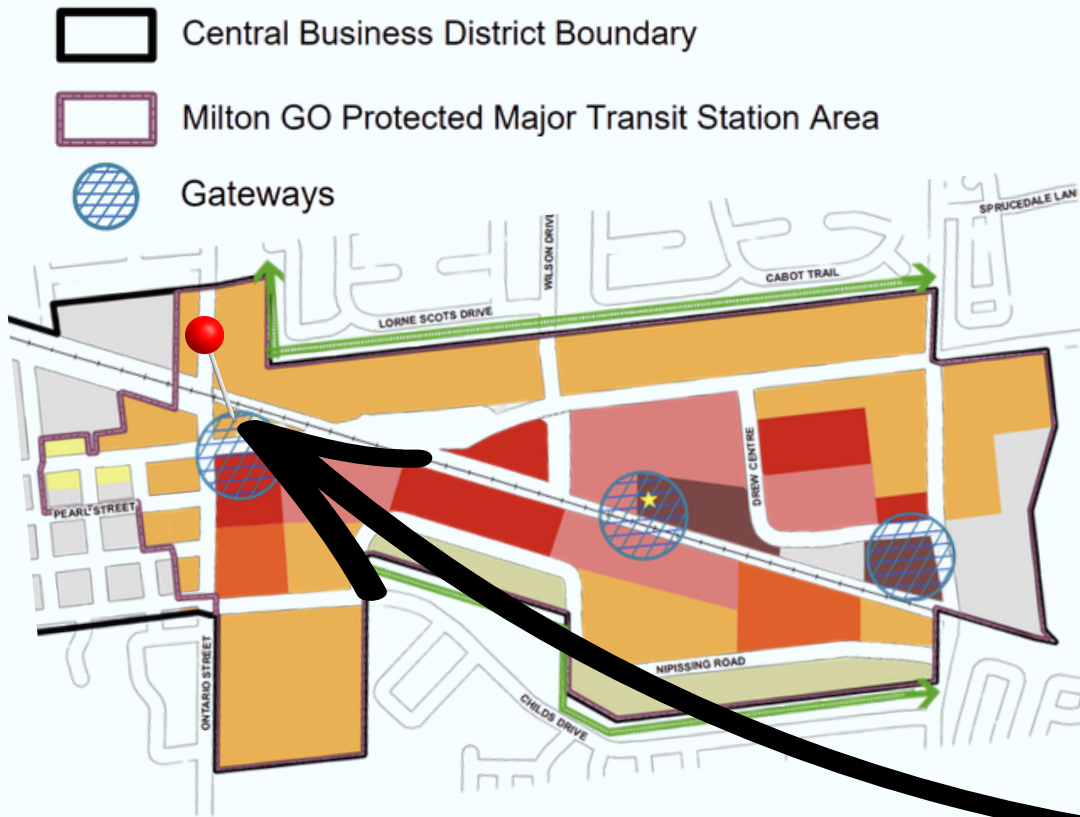
PERMITTED USES

- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none">• Day Care Centre• Department Store• Dry Cleaning Depot• Elementary School• Fitness Centre• Food Bank• Food Store• Funeral Home• Home Day Care• Home Occupation• Hospital Public or Private | <ul style="list-style-type: none">• Hotel• Laundromat• Library• Long-Term Care Facility• Medical Clinic• Mixed Use Building• Night Club• Office Use• Office Building• Parks Public | <ul style="list-style-type: none">• Personal Service Shop• Place of Assembly• Place of Entertainment• Place of Worship• Private Transit Depot• Propane Facility• Retail Recreation and Athletic Facility• Restaurant• Restaurant, Take Out• Retail Store 1 | <ul style="list-style-type: none">• Retail Store 2• School, Adult Education• School, Post-Secondary• School, Secondary• Service Retail Outlet• Social Services Establishment• Specialty Food Store• Theatre• Veterinary Clinic - Small Animal• Veterinary Clinic - Large Animal |
|---|---|---|--|

Note: Some uses may be subject to specific provisions, conditions or additional approvals under the Town of Milton Zoning By-law. Prospective purchasers should independently verify permitted uses and development requirements.

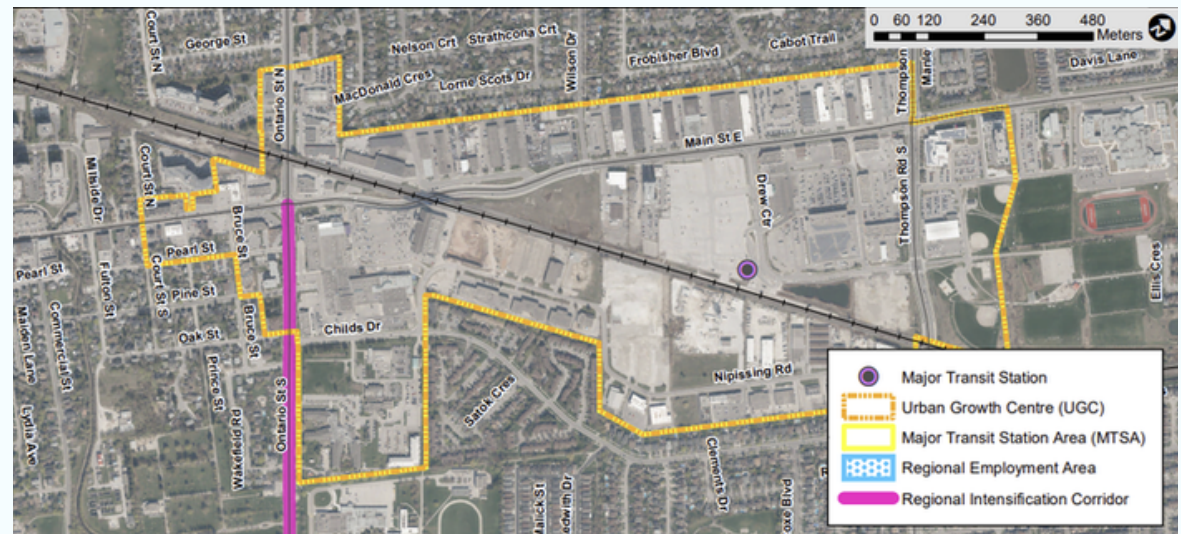
OFFICIAL PLAN

DEVELOPMENT OPPORTUNITY



**DEVELOPMENT OPPORTUNITIES
INCLUDE 8 TO 22 STOREYS**

MAXIMUM HEIGHTS	MAXIMUM DENSITY
4 Storeys	2.0 FSI
6 Storeys	3.0 FSI
8 Storeys	4.0 FSI
15 Storeys	5.0 FSI
23 Storeys	5.0 FSI
27 Storeys	6.0 FSI
31 Storeys	6.0 FSI
33 Storeys	6.0 FSI



PLANNING & REDEVELOPMENT POTENTIAL

Planning Opinion by Weston Consulting



Weston Consulting reviewed the property's physical characteristics, surrounding context and applicable planning framework to assess its redevelopment and intensification potential.



SUBJECT LANDS

459–475 Main Street East
Main Street East at Ontario Street South

“ The subject lands are well-suited for redevelopment and intensification within the Major Transit Station Area and Central Business District. ”

Quote by Weston Consulting



MIXED-USE POTENTIAL

Residential or mixed-use development, including retail at grade.



8 TO 22 STOREYS

As-of-right building height identified in the planning review.

FURTHER INTENSIFICATION

Potential to pursue greater height and density through an OPA and ZBA.



TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY

“ It is worthwhile to consider applying for OPA and ZBA for greater height and density to support transit-oriented community development. ”

Quote by Weston Consulting

OPA: Official Plan Amendment
ZBA: Zoning By-law Amendment

AREA DEVELOPMENT

MILLHOUSE CONDO

19, 15 & 15-STOREY
CONDOS

700-706 MAIN ST E

27, 25 & 23-STOREY
MIXED-USE
RESIDENTIAL,
COMMERCIAL

560 MAIN ST E
20 & 17-STOREY
MIXED-USE
CONDO/COMMERCIAL

130 THOMPSON
31, 29 & 27-STOREY
MIXED-USE
CONDO/RETAIL

MOUNTAINVIEW
1,083 RESIDENTIAL
ACROSS 9 BLOCKS UP
TO 10 STOREYS HIGH

248-250 MARTIN ST
4-STOREY SENIORS
APARTMENTS

388 MAIN ST E
18 & 16-STOREY
MIXED-USE

72 ONTARIO ST
8-STOREY SENIORS
APARTMENTS

STATIONSIDE
23 & 19-STOREY
CONDOS

155 NIPISSING
19-STOREY MIXED-USE
APARTMENT/RETAIL

MILTON DEMOGRAPHICS & GROWTH

Milton is a young, family-oriented community within Halton Region. Its growing population, strong family incomes and expanding housing base continue to support residential and economic development.



132,979

Population
2021 Census



36.0

Median Age
2021 Census



40,040

Occupied Private
Dwellings
2021 Census



3.3

Average
Household Size
2021 Census



\$151,800

Average Economic
Family Income*
2020



47.9%

Couples with Children
Share of Households
2021

A COMMUNITY ON THE RISE



Milton's population increased from 31,471 in 2001 to 132,979 in 2021 and is projected to reach 400,400 by 2051. Continued growth is expected to drive demand for housing, services, infrastructure and employment throughout the community.

STRATEGIC LOCATION & REGIONAL ACCESS

Strategically positioned within Halton Region, Milton provides convenient access to the Greater Toronto and Hamilton Area and the Toronto–Waterloo economic corridor. Major highways, GO Transit and nearby airports connect the community to customers, employees and markets across Southern Ontario.



 **70,675**
Milton Labour Force
2021 Census

 **30,000**
Employees
Within 10 km*

 **2,650**
Businesses
Within 10 km*

 **156,300**
Projected Milton
Jobs by 2051

KEY DESTINATIONS

 Milton GO Station	 Lisgar GO Station	 Toronto Pearson International Airport	 Billy Bishop Toronto City Airport	 John C. Munro Hamilton International Airport
 3 MIN  18 MIN 1.3 km	 15 MIN 13.7 km	 33 MIN 32.3 km	 49 MIN 52.4 km	 50 MIN 53.2 km

Sources: Statistics Canada, 2021 Census of Population; Town of Milton Official Plan; property demographic report. Trade-area figures are based on the demographic report supplied for the property. Travel times and distances are approximate and may vary by route and traffic conditions.

OFFER SUBMISSION PROCESS

**459-475 Main Street East
Main Street East at Ontario Street South**

**Offer Submission Deadline:
Tuesday, AUGUST 4, 2026 by 5:00pm EST**

There is further information available when a formal NDA is signed and assessed.
Click link for document.
<https://form.jotform.com/rlpm/confidentiality-agreement>

Interested parties may submit an offer after reviewing.

The following requirements must be addressed to move forward with the process:

1. The purchase price and deposits for the property
2. The proposed timeline and terms of the offer and closing date
3. Name of the ultimate beneficial owners of the Purchaser

Other Considerations:

- The Vendor desires to maximize the value of the property
- The Vendor is offering the property on an “as-is”, “where-is” basis
- The Vendor has preference to offers with minimal condition and timely closing
- The Vendor will not consider or review pre-emptive offers prior to the Offer Submission Deadline
- All offers subject to Vendor review and approval

Following the Offer Submission Deadline, the Vendor will review all compliant offers and may, at the Vendor's sole discretion, negotiate with one or more prospective purchasers prior to entering into a binding Agreement of Purchase and Sale.

The Vendor reserves the right to accept, reject or negotiate any offer, and is under no obligation to accept the highest or any offer. All offers will be assessed and analyzed by the Advisor and Vendor after they are submitted by the specific date. The Vendor will choose a short-list at their discretion. Following that review process, Royal LePage Meadowtowne Brokerage will contact the prospective buyers on the short list and engage in a discussion about their offer.

Information contained herein is believed to be reliable but is not warranted. Purchasers are responsible for satisfying themselves as to the accuracy of all information through their own due diligence.

Offers should be addressed to the Listing Brokerage:

Royal LePage Meadowtowne Realty
Attn: ALEX OCSAI
475 Main Street E
Milton, Ontario
Email: MainStMilton@royallepage.ca

DISCLOSURE:

The Vendor is the Broker of Record of Royal LePage Meadowtowne Realty Inc. Buyers are advised accordingly pursuant to RECO requirements.

459-475 MAIN ST E

MILTON, ON

UPDATED

CLASS B



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Independently Owned and Operated

475 Main Street E, Milton, Ontario L9T 1R1

ALEX OCSAI
BROKER OF RECORD

905-878-8101

MainStMilton@royallepage.ca