

Multi-Tenant Retail Plaza
GUELPH STREET, GEORGETOWN
Halton Hills, ON




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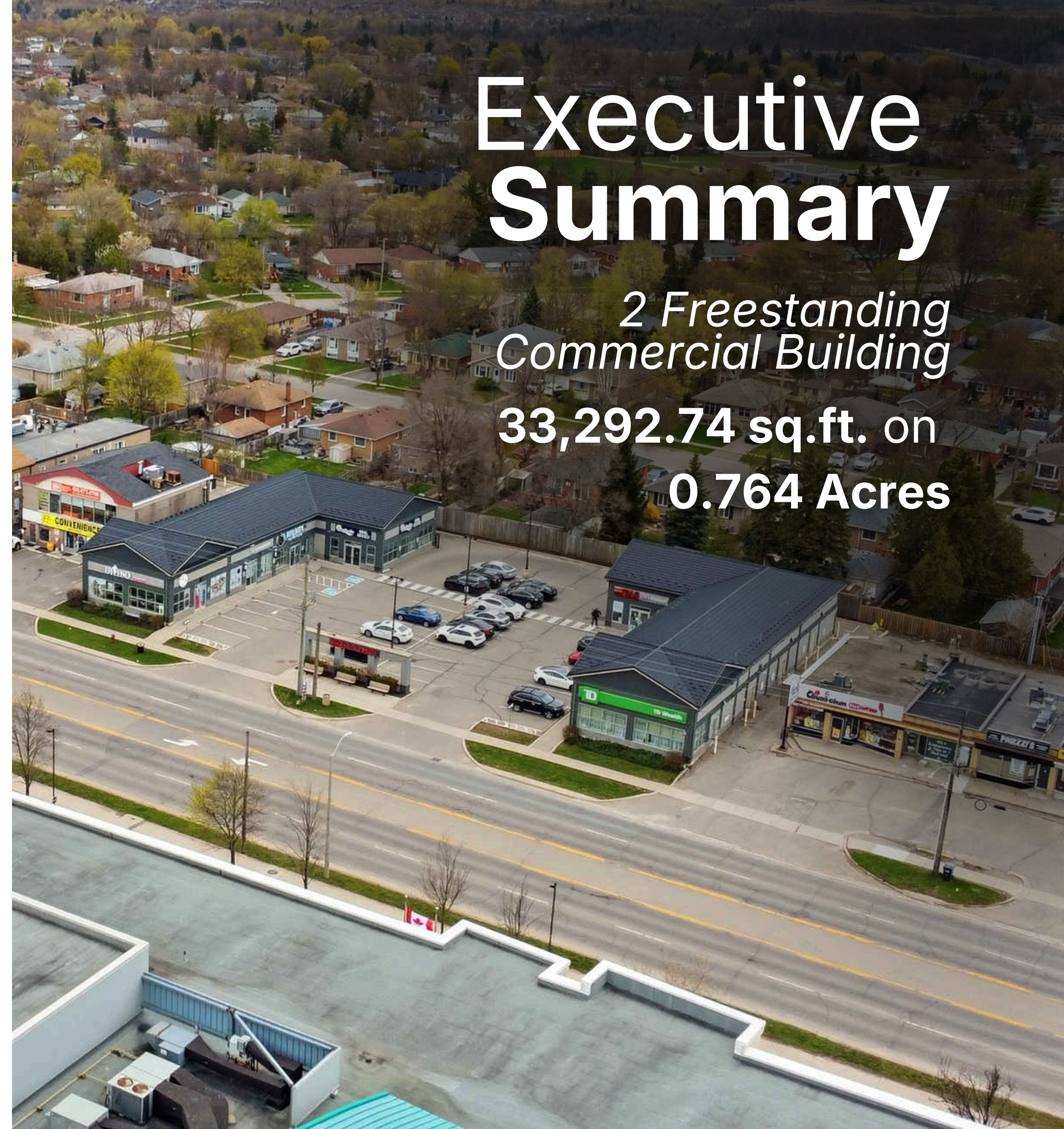
The site represents an opportunity to acquire a multi-tenant commercial property totaling 33,292.74 sq.ft (0.764 acre) comprising two commercial buildings with eight units in Georgetown, Ontario.

The property features a well-maintained, move-in ready configuration suited to a broad range of professional and service-oriented uses including medical clinics, legal and accounting practices, personal services, and boutique retail. The Property benefits from high visibility and strong daily traffic along the Guelph Street corridor, situated directly across from Christ the King Catholic Secondary School.

The site offers convenient access to Highway 7, a primary east-west commercial artery, and ample on-site parking for tenants, clients, and staff. Zoned GCN3 (44) General Commercial, the Property permits a diverse mix of commercial uses. The surrounding plaza features an established tenant mix of professional and service-based businesses, creating a complementary operating environment.

Located within the Town of Halton Hills, one of the Greater Toronto Area's fastest-growing municipalities, the Property is well positioned to benefit from continued population growth and commercial demand along the Georgetown corridor.

****Buyer is responsible to confirm all the details.**



Executive Summary

2 Freestanding Commercial Building

33,292.74 sq.ft. on
0.764 Acres

Investment Highlights

- **Multi-Tenant Retail Plaza totaling 9,413 SF (2 Buildings)**
- Site Area of 33,292.74 sq.ft (0.764 acre) shared with 156 Guelph St.
- **Constructed in 2011 with modern commercial construction**
- Four-Unit Configuration: 1,200 / 645 / 825 / 2,020 SF — flexible bay sizing
- **~40 Surface Parking Stalls (shared) with 3 driveway accesses**
- Full Sprinkler System, Gas Forced Air, A/C per unit, municipal water/sewer
- **Flexible Zoning – GCN3(44) General Commercial (full retail and professional uses)**
- Excellent Visibility on Hwy 7 / Guelph Street with 211 ft of frontage
- **Direct Public Transit Access on Major Highway corridor (Hwy 7)**
- Located in Georgetown, the principal urban centre of Halton Hills (population 64K+)
- Development Optionality — Mixed Use OP designation; Guelph Street Corridor Secondary Plan in preparation



Building	Units	GFA
156 Guelph (Building 1)	156-1 (1,038) + 156-2 (840) + 156-3 (825) + 156-4 (2,020)	4,723 SF
158 Guelph (Building 2)	158-1 (1,200) + 158-2 (645) + 158-3 (825) + 158-4 (2,020)	4,690 SF
Combined GFA		9,413 SF

Area Overview



Georgetown GO Station
7 min drive · Union Station ~75 min

Dominion Gardens Park
3 min walk · Splash pad, gardens · 4.7★

★ **SUBJECT PROPERTY**
158 GUELPH ST, GEORGETOWN, ON

Real Canadian Superstore
2 min walk · Open daily 7am-11pm

FreshCo Georgetown
7 min drive · 4.4★

Symposium Café Georgetown
5 min drive

Mountainview Medical Centre
2 min drive · Walk-in · 4.2★

Georgetown Marketplace
5 min drive · Sport Chek, Winners, Food Court · 4.2★

Holy Cross Catholic School
5 min drive · HCDSB

HWY 7

St. Francis of Assisi School
6 min drive · HCDSB

Georgetown Hospital
8 min drive · 24hr Emergency · Halton Healthcare

- LEGEND**
- Subject Property
 - Nearby Amenity
 - Main Roads
 - Highway

Nearby Major Retailers

		CrossFit		

Transportation

	Commuter Rail		
	Georgetown Go Station Rail	15 min walk	0.9 mi
	Mount Pleasant Go Station Rail	13 min drive	5.5 mi
	Acton Go	16 min drive	8.6 mi
	Lisgar Go Station Rail	17 min drive	8.7 mi
	Meadowvale Go Station Rail	23 min drive	11.3 mi



Property Location

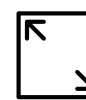
The Property is located along Highway 7 (Guelph Street), the busy commercial arterial that crosses Georgetown, connecting Halton Hills to the west and Brampton, Mississauga, and the Greater Toronto Area to the east. The asset is well positioned at the signalized intersection of Mountainview Road, directly across from Christ the King Catholic Secondary School and the Real Canadian Superstore grocery anchor, with 211 ft of frontage on the corridor.

Guelph Street is mostly developed with established commercial, retail, professional, and institutional uses along with traditional multi-residential and single-family neighbourhoods. The Property conveniently sits just 12 kilometers from Highway 401 via Trafalgar Road and 3 kilometers from the Georgetown GO Station (Kitchener Line), offering quick access and excellent transportation connectivity to Toronto Union Station and the broader GTA.

Georgetown is the principal urban centre of Halton Hills, part of the Regional Municipality of Halton, and has experienced significant growth over the past decade due in part to its geographic location between the Greater Toronto Area and the Guelph–Kitchener–Waterloo corridor, with continued residential intensification anchored by the 1,000-acre Vision Georgetown community currently entering construction.



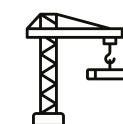
Guelph Street, Georgetown,
ON L7G 4A6



**Site Area: 33,292.74
sq.ft. on 0.764 Acres**



Zoning: GCN3(44) General
Commercial



**Year Built:
2014**

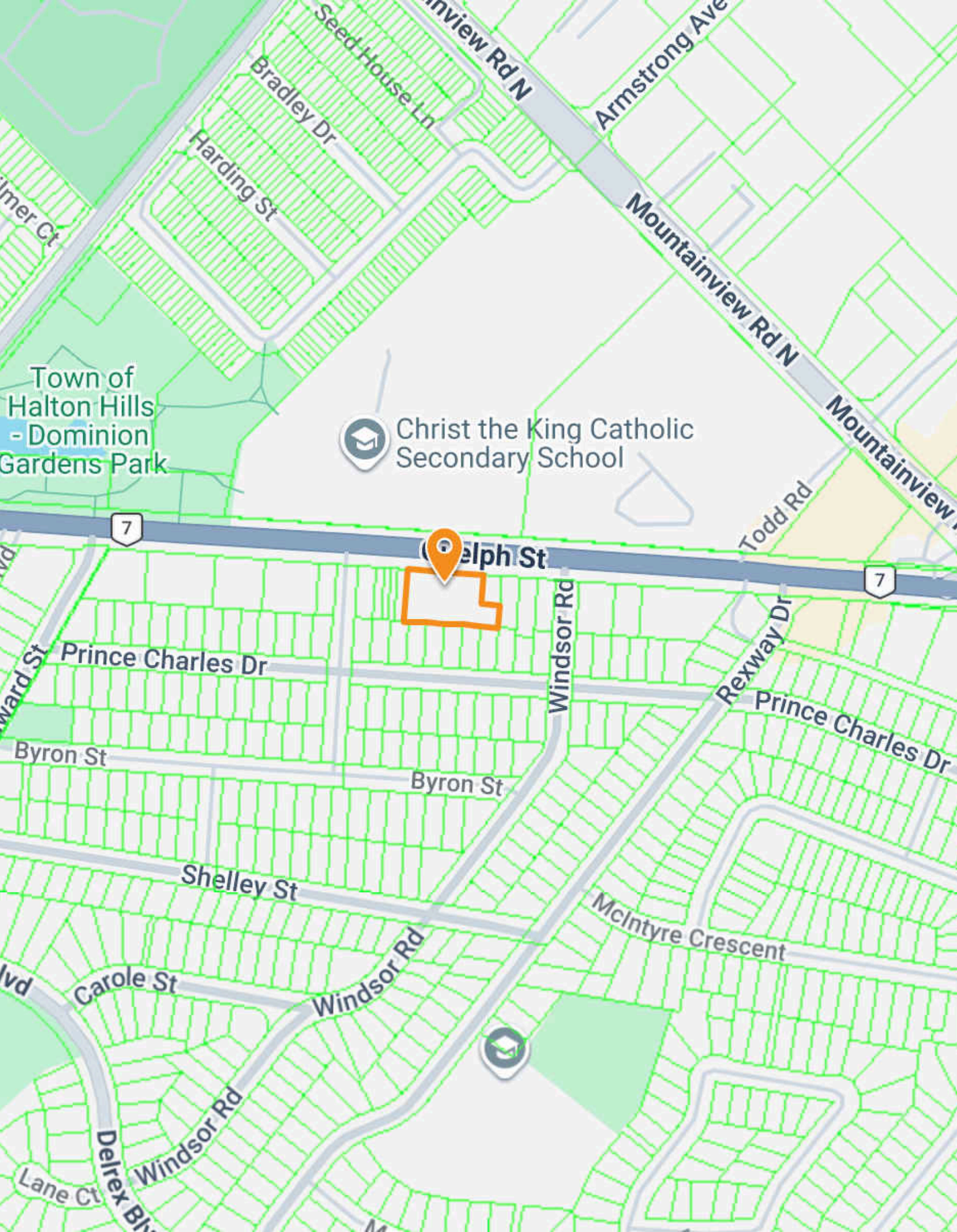


2 Commercial/Retail
Buildings



**8
Units**

Zoning



Base GCN3 Zone (Community Node 3)

The GCN3 zone is intended as a neighbourhood commercial / mixed-use node, generally permitting:

- Retail and service commercial uses
- Medical offices / clinics
- Personal service establishments
- Restaurants / food establishments
- Commercial recreation / fitness uses
- Offices (business & professional)
- Day nurseries / childcare
- Institutional-type uses (limited scale)
- Accessory uses to the above
-

This aligns with planning reports confirming that GCN3 supports medical, retail, and service commercial uses.

The **"(44)"** is a site-specific exception in Table 13.1 of the zoning by-law.

Key point:

- GCN3(44) = GCN3 permitted uses PLUS site-specific modifications
- These modifications typically affect:
 - Additional permitted uses OR
 - Restrictions on certain uses
 - Parking, setbacks, or building form

Financial Overview

Unit No.	Tenant Name	SF
156-1	Bank	1,038
156-2	Multi Specialty Clinic	840
156-3	Dental Clinic	825
156-4	Medical Clinic	2,020
158-1	Ice Cream Shop	1,200
158-2	Barber Shop	645
158-3	Nutrition & Supplements	825
158-4	VACANT — currently listed for lease	2,020

Taxes:

Property is **MPAC code 430** — Neighbourhood Shopping Centre, commercial class, assessed at **\$2,792,000** (still on the 2016 base year - Ontario hasn't reassessed).

2025 actual (Shopping Centre / ST class, urban rate):

Halton Hills 2025 final total urban tax rate for Shopping Centre class is 1.939390% (Town 0.700736% + Hospital 0.001463% + Region General Services 0.461492% + Region Waste 0.005147% + Education 0.770552%).

2026 estimate:

Halton Hills' 2026 budget targets a blended property tax increase of approximately 5% (Town portion 3.5%, plus Region and Police adders, with education TBD).

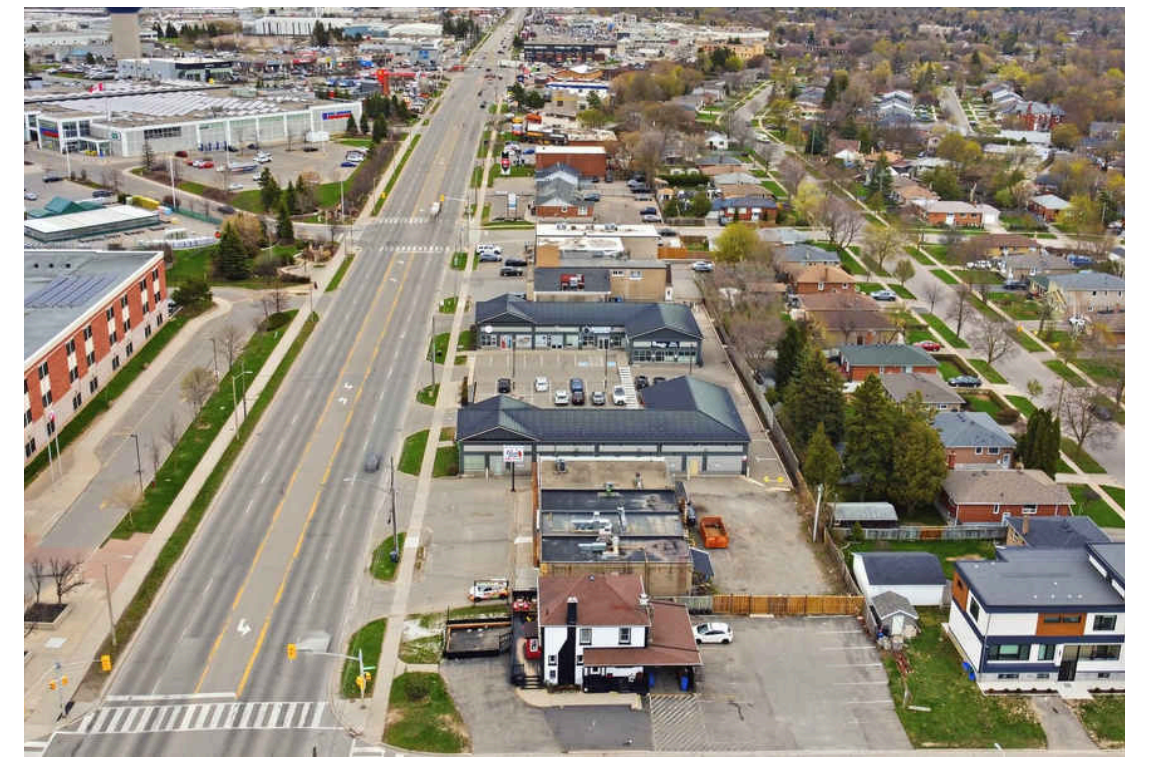
\$56,200 (2026 estimated)

\$9.50/sq.ft. (TMI)

5.5% (Cap Rate) × \$5,200,000 (Asking Price)
Average Net Operating Income (NOI) = \$286,000

Assuming Unit 4 (currently listed for lease) is leased at market rents, the property achieves a stabilized NOI with further upside through annual rental escalations, while additional income from EV charging and billboard potential provides a clear path to incremental NOI growth and increased asset value over time.

Property Photos



Property Photos



Property Photos



Our Land *Expert*



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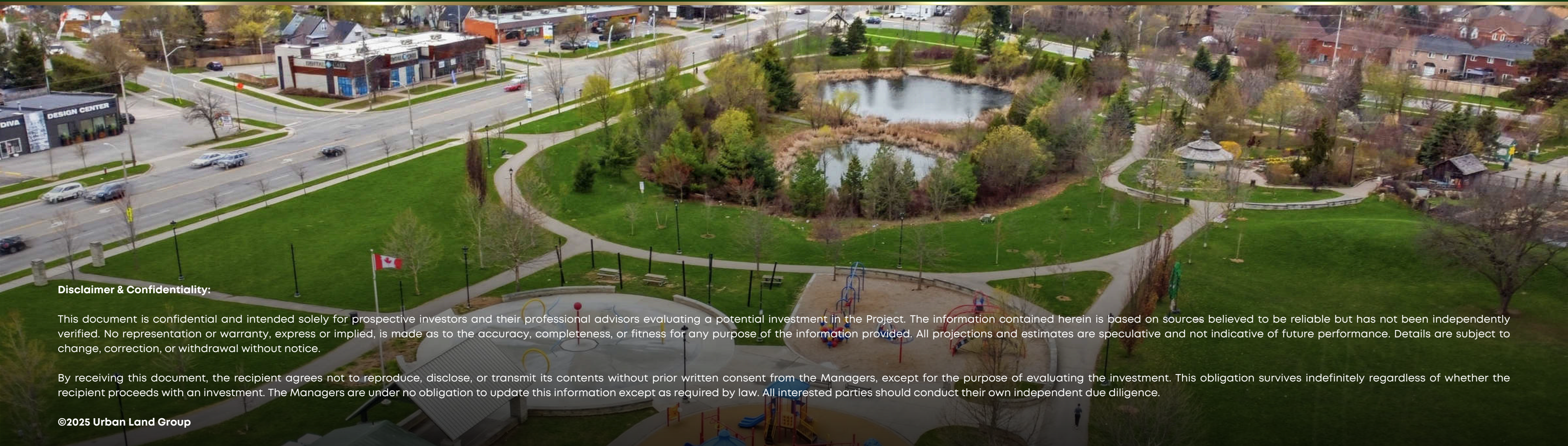
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