

Now Selling

ELGIN
PLAZA

OCCUPANCY LATE 2026



UNITS AVAILABLE **800-1500 SQ FT**

RETAIL | COMMERCIAL | OFFICE

REMAX
COMMERCIAL

BUSINESS OPPORTUNITIES

- Dental
- Chiro
- Physio
- Massage
- Optometrist
- Pharmacy
- Coffee Shop
- Restaurant
- Pizza
- Bakery
- Bubble Tea
- Dessert Shop
- Juice Bar
- Real Estate
- Mortgage
- Law Office
- Accounting Office
- Insurance Office
- Salon
- Nail Spa
- Vape
- Florist
- Convenience Store
- Boutique
- Dry Cleaner
- Pet Grooming
- Tutoring
- Driving School
- Art/ Music Studio
- Print/ Sign Shop
- Courier
- Kiosk
- Pop-Up Store

REMAX GOLD
REALTY INC. BROKERAGE

Your Real Estate Experts

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Broker
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SITE OVERVIEW



Invest In What Inspires You!

Be a part of a vibrant growing city with a massive intake of new residents craving new businesses. Ford Provincial Government's announcement of Tiverton's new nuclear power plant puts Saugeen Shores on the map in Ontario

Elgin Plaza is the new destination for easily accesible two-storey retail and office condos that give you access to the core downtown while maintaining a very strong walk-in and drive-up traffic. On the main artery called Goderich which takes you from Sauble Beach all the way to Goderich, this is the place to be for your new business.

Port Elgin, Ontario, is a charming community located on the shores of Lake Huron, within the town of Saugeen Shores. It is known for its beautiful beaches, stunning sunsets, and vibrant tourism industry, drawing visitors year-round. Economically, Port Elgin benefits from a diverse mix of industries, including agriculture, small business enterprises, and energy. The nearby Bruce Power nuclear generating station plays a significant role in the local economy, providing numerous employment opportunities and contributing to the area's growth

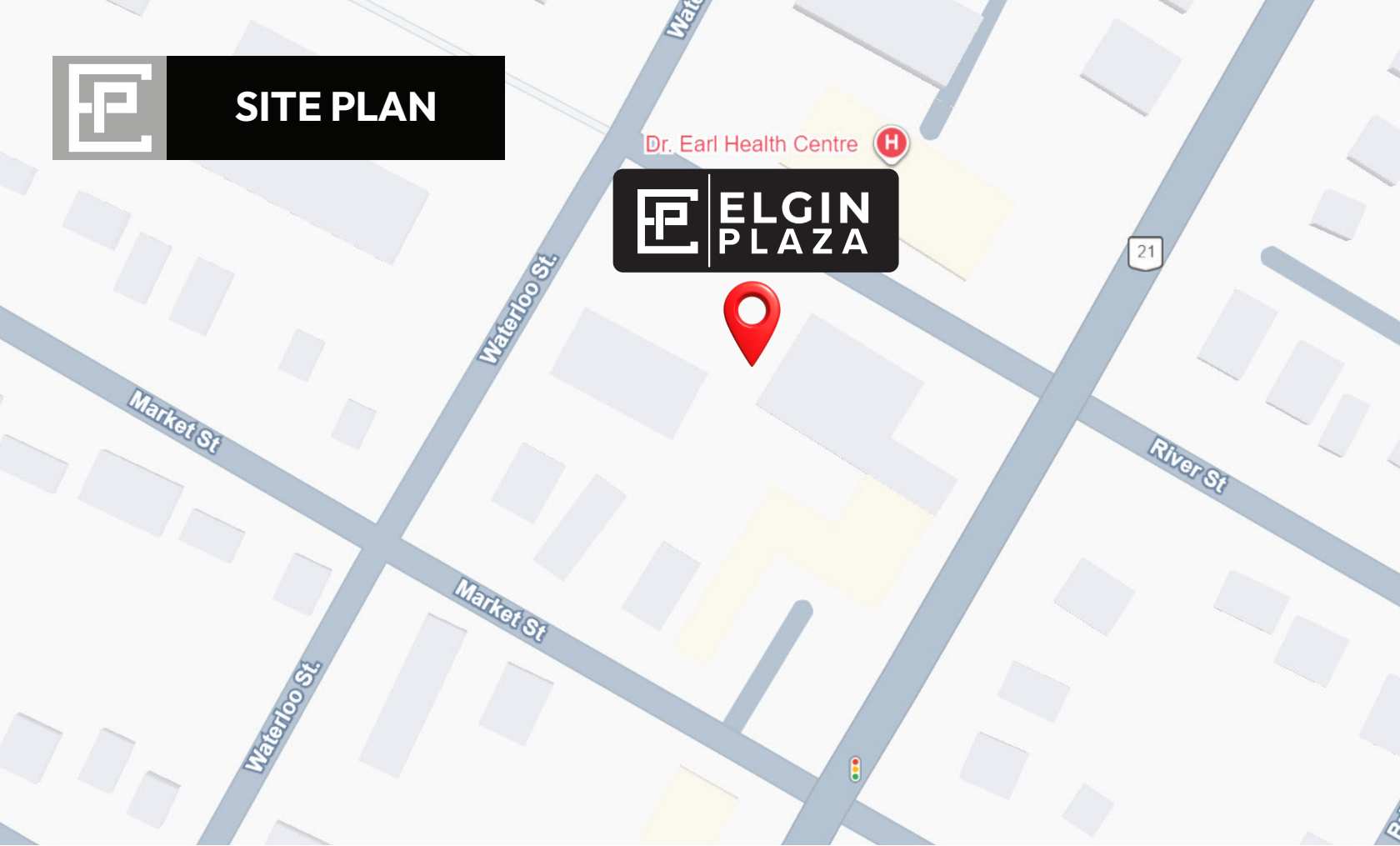
Voted Canada's Best Sunset, The King City of Bruce County, located on the main Artery connecting Sauble Beach to Goderich, Port Elgin is a home to growing opportunities in Ontario



N shore Rd, Port Elgin (Courtesy:bigtimetravels.com)



SITE PLAN



3 Min To Port Elgin Beach

25.2 Km



23 Min To Sauble Beach

25.2 Km



52 Min To Goderich

25.2 Km



41 Min To Owen Sound

43.4 Km



20 Min To Tiverton

24.1 Km

HWY 6 Running through Owen sound converts into Goderich St. connecting major shoreline towns like Southhampton, Port Elgin, Tiverton, Kincardine & Goderich, all within a 1 hour drive.



UNIQUELY POSITIONED ON THE MARKET ARTERY: GODERICH ST



LOCATION! LOCATION! LOCATION!

Aerial View: Bordered by the 3 streets where the main street is Goderich St.; access Waterloo St. via River St. and find tonnes of parking for customers onsite.

From above the property reveals itself as a pristine expanse of an Acre+ of untapped potential, perfectly positioned in the heart of Port Elgin's natural beauty.

The lot's prime location is undeniable—just a short stroll from the sparkling shores of Lake Huron, where golden sunsets and gentle waves create a tranquil backdrop. Nearby, the vibrant charm of downtown Port Elgin beckons, with its boutique shops, cozy cafes, and lively community events. The Saugeen River winds its way close by, offering endless opportunities for kayaking, fishing, and exploring nature.





BUILDING | COMMERCIAL | OFFICE UNITS



PRIME RETAIL STARTING FROM 800 SQ FT

ELEVATE YOUR OFFERING WITH PURPOSE BUILT RETAIL & OFFICE SPACES

The population of Port Elgin is part of the border Saygeen Shores community, which is experiencing a steady increase in residents as people are attracted to the area's quality of life and natural beauty. This growth has spurred development in housing and in housing and infrastructure, as well as expansion in local services and amenities

BUSINESS OPPORTUNITIES

- Dental
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- Physio
- Massage
- Optometrist
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- Restaurant
- Pizza
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- Bubble Tea
- Dessert Shop
- Juice Bar
- Real Estate
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- Pet Grooming
- Tutoring
- Driving School
- Art/ Music Studio
- Print/ Sign Shop
- Courier
- Kiosk
- Pop-Up Store





DEPOSIT STRUCTURE

10%	On Signing
5%	After 30 Days
5%	After 60 Days
5%	After 90 Days

UNITS STARTING AT
\$450 / SQ FT





GROUND FLOOR - COMMERCIAL CONDO UNITS

- Concrete Slab Flooring
- Divisible Units
- Washroom Roughin Included
- Approx. 18ft Clear Height
- Retail Sign Pylon & Signage
- 100-200 AMP Service
- Rooftop AC/ Heater Included
- Ample Parking
- Access thru River Street
- Goderich to Waterloo Access



STANDOUT IN PRICE FEATURES AND ACCESS

- Vibrant business hub with modern design and high ceilings
- Located on main Giderich Street, the busiest downtown corridor
- Benefits from summer tourists and beach traffic year-round visibility
- Surrounded by high density residential and growing population
- High-income locals and visitors drive strong retail potential
- Offer ample parking, prime exposure, and steady foot traffic
- Ideal for retail, office and professional tenants seeking growth and visibility
- Flexible Unit Configurations
- Upstairs additional 1st Floor Office, Medical & Business Traffic
- Well maintained condo support
- Ongoing Snow and Garbage removal services
- Shell Units built to Lease or Buy. Ready to Occupy Units.

GROUND FLOOR			
OPTION	SQ FT	PRICE/ SQ FT	UNIT PRICE
1	800-1,100	\$450	
2	1,200-1,300	\$450	
3	1,500	\$450	



SECOND FLOOR - OFFICE UNITS WITH DIVISIBLE OPTIONS



STANDOUT IN PRICE FEATURES AND ACCESS

- 11.8 to under side of deck approx. 10 ft clear ceiling height
- Separate Men & Women washrooms
- Elevator Access
- Large Windows with Lakeview
- Rooftop AC units
- 100-200 amps service
- Common Lobby Area
- Fibre Internet Connectivity
- Fob & Directory Access
- Designated Parking

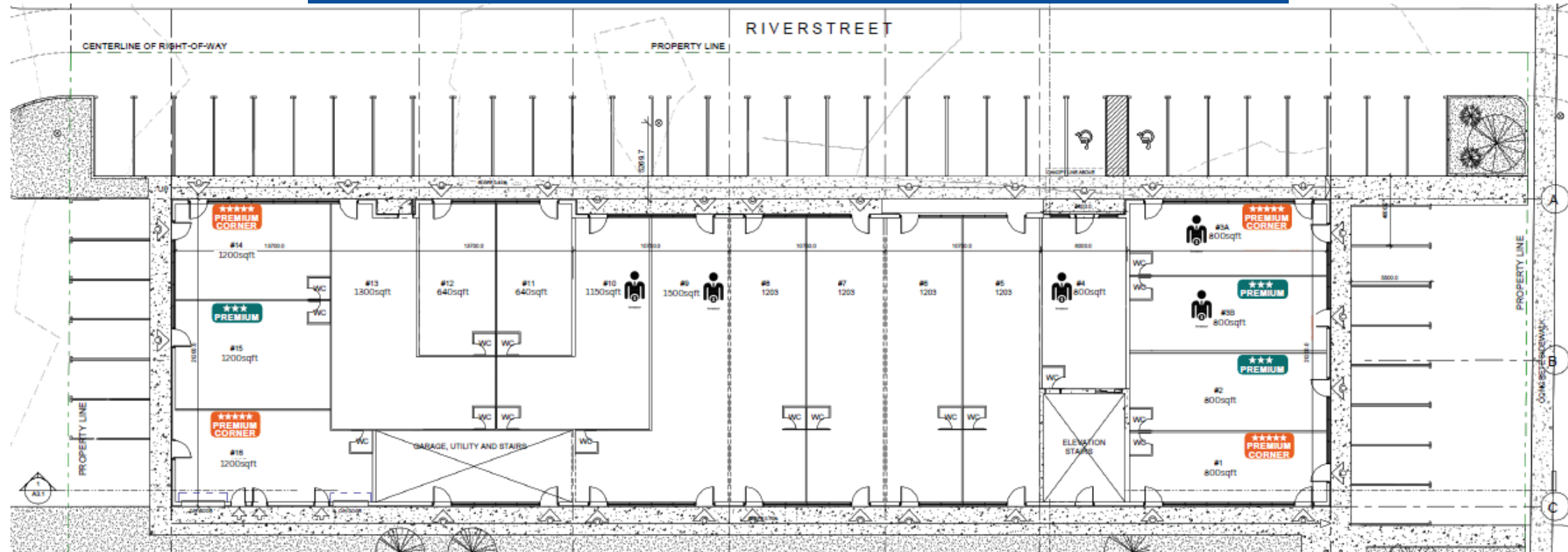
2nd FLOOR OFFICE: MEDICAL, DENTAL, PROFESSIONAL, REAL ESTATE & MORE

UNIT	SQ FT	UNIT PRICE		UNIT	SQ FT	UNIT PRICE
1	1263			8	1160	
2	1284			9	790	
3	1452			10	1119	
4	1313			11	1119	
5	1313			12	1119	
6	1452			13	655	
7	1890			14	1183	

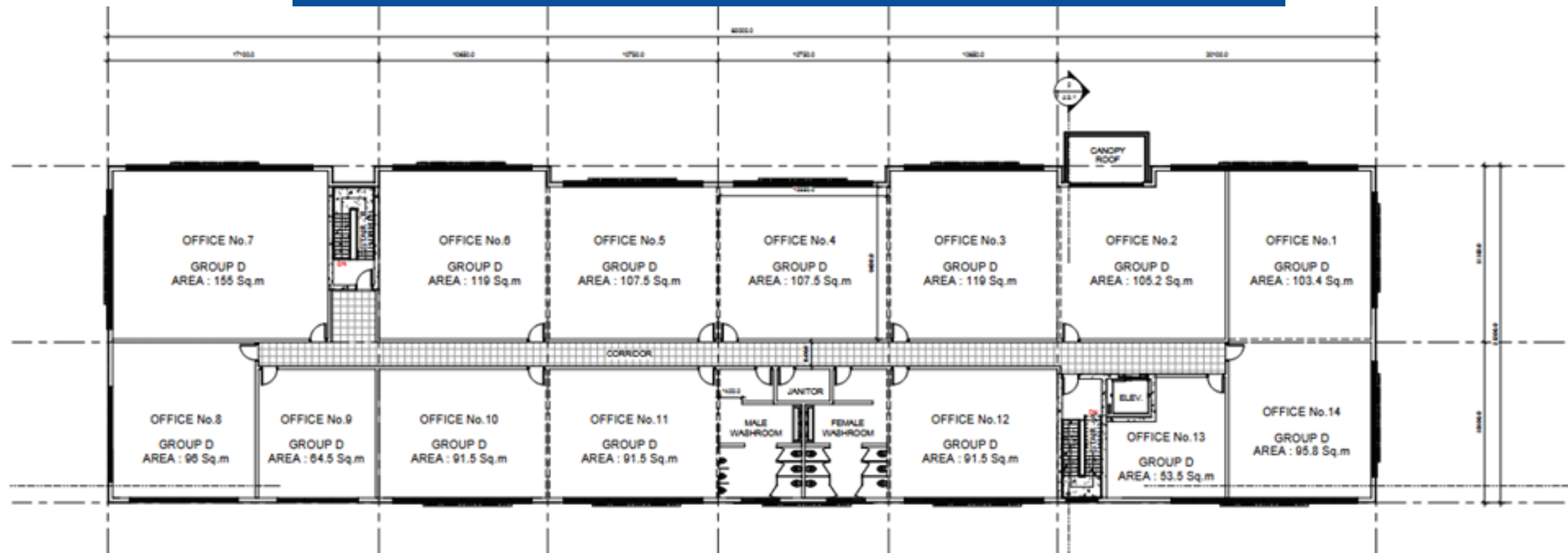


ELGIN PLAZA - FLOOR PLAN

GROUND FLOOR - RETAIL / COMMERCIAL LAYOUT



SECOND FLOOR - OFFICE LAYOUT





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