



For sale

Rare downtown mixed-use development site

19 Mill Street E, Elora, Ontario

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A unique riverfront opportunity

Positioned within the heart of downtown Elora, 19 Mill Street East presents a rare, fully approved opportunity to deliver a thoughtfully designed mixed-use development in one of Ontario's most supply-constrained and design-sensitive markets.

19 Mill Street East stands as a rare last-of-its-kind offering, with majority of other river front properties being fully developed, protected by heritage designations, or otherwise constrained from intensification. This opportunity provides direct proximity to the river, downtown Elora amenities, and a fully approved path to development with the Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval secured.

The property offers a significantly de-risked path to development creating a rare opportunity in markets with heightened planning scrutiny and heritage considerations.

Contact listing brokers
for listing price and inquiries

The site's strategic positioning



Prime downtown & riverfront location

Situated along Mill Street East with immediate proximity to Elora's primary retail and hospitality corridor, and directly adjacent to the Grand River.



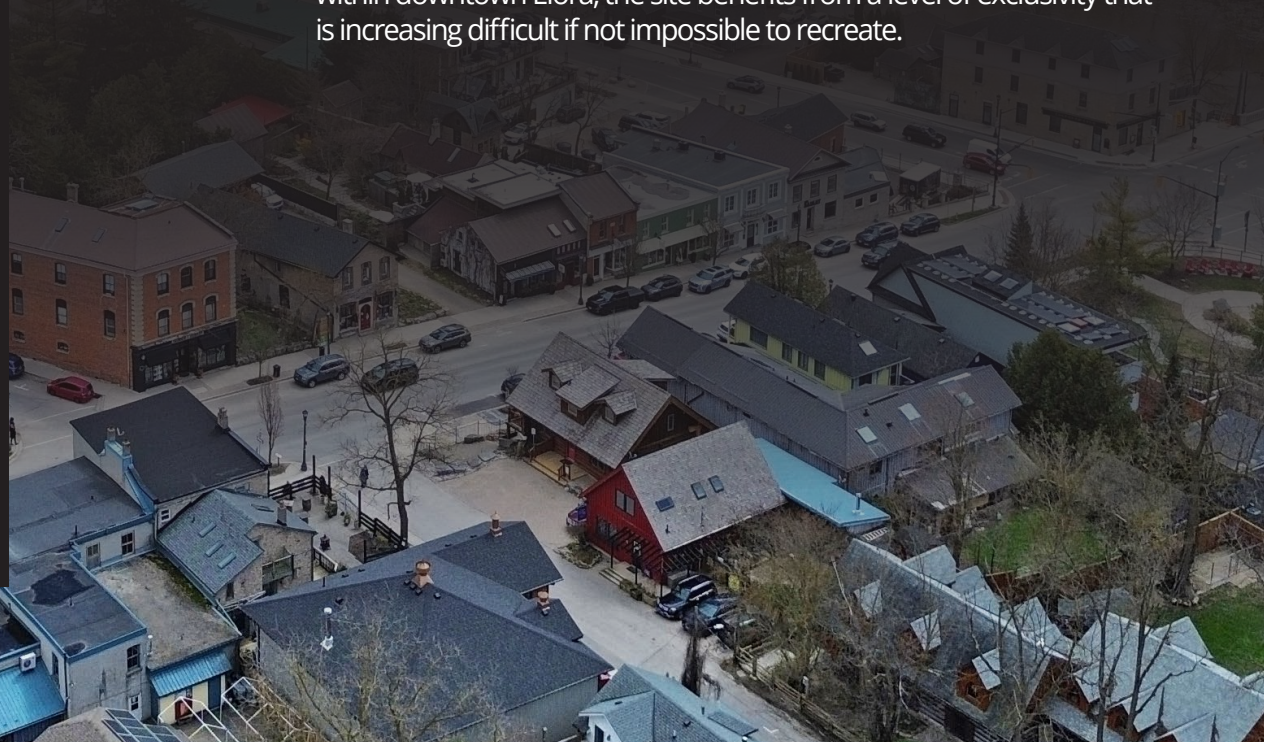
Aligned with market demand

The project delivers the exact product type the market in Elora is demanding, a boutique-scale residential density paired with curated ground-floor commercial.



True scarcity value

As one of the final remaining riverfront development opportunities within downtown Elora, the site benefits from a level of exclusivity that is increasing difficult if not impossible to recreate.





Heritage integration and design

A defining feature of this project is the adaptive reuse of the existing stone building onsite, which will be restored and repurposed into a commercial use, potentially a restaurant, offering a direct connection to Elora's historical fabric while enhancing the experiential quality of the development.

The broader design approach emphasizes:

- Context-sensitive architecture, complementing Elora's established streetscapes
- Stepped massing and refined materiality, reducing visual impact
- Preservation of river-facing character and views, a key driver of long-term value



The historic village of Elora

Set along the banks of the Grand River, **Elora** is widely regarded as one of Southwestern Ontario's most desirable and picturesque communities - blending historic charm with a steadily evolving economic and cultural base.

Founded in the mid-1800s, Elora's identity is deeply rooted in its **limestone architecture and milling history**, much of which remains intact today. The preservation of these heritage assets - paired with thoughtful reinvestment - has allowed the downtown core to maintain its authenticity while evolving into a vibrant hub for boutique retail, dining, and cultural experiences.

A major catalyst in this transformation has been the revitalization of the Elora Mill Hotel & Spa - a landmark adaptive reuse project that has elevated Elora into a **year-round destination market**, attracting visitors from across Ontario and beyond. The success of the Mill has had a meaningful ripple effect, supporting higher-end retail, food and beverage concepts, and increased investor interest in the downtown core.

Beyond tourism, Elora and the broader Centre Wellington area benefit from **diversified economic drivers**. Notably, the nearby Grand River Raceway - home to live harness racing and an Ontario Lottery and Gaming Corporation (OLG)-operated gaming facility serving as a significant regional employer and entertainment anchor. The Raceway has been a longstanding fixture in the community since the early 2000s, contributing to local employment, tourism activity, and consistent visitor traffic throughout the year.

Elora's appeal is further strengthened by its proximity to larger urban centres, including **Guelph, Kitchener-Waterloo, and the Greater Toronto Area**, positioning it as an increasingly attractive option for residents seeking a **lifestyle-oriented community within commuting distance of major employment nodes**.

The result is a rare combination, a **historically rich village with modern momentum - supported by tourism, entertainment, and a growing residential base - driving sustained demand for thoughtfully executed development**.



Elora's growth & development momentum

Elora and the broader Centre Wellington area are in the midst of a sustained period of reinvestment and intensification - driven by strong in-migration, tourism growth, and an increasingly limited supply of developable land within the historic core.

Development pipeline & intensification

With limited greenfield land, growth within Elora has increasingly shifted toward strategic infill and mixed-use development. A number of projects, both completed and planned reflect this trend, typically characterized by:



Low to mid-rise mixed-use formats



Integration with heritage structures and streetscape



Focus on residential density above active commercial uses



Strong absorption driven by both end-users and investors

This pattern of development underscores a broader reality of a well-located, properly entitled sites in downtown Elora are exceptionally limited and becoming increasingly difficult to replicate.

Ongoing public & private investments

Core infrastructure upgrades

Comprehensive reconstruction of key corridors, such as Colborne Street, has included upgrades to water, sewer, storm systems, and pedestrian infrastructure. These investments are critical in supporting increased density and long-term growth within the downtown.

Streetscape & pedestrian improvements

Enhancements to walkability, public realm design, and traffic flow continue to elevate the user experience, reinforcing Elora's position as a premier destination for both residents and visitors.

Tourism & hospitality expansion

Continued success and reinvestment in destination assets, including boutique hotels, food and beverage offerings, and experiential retail, have further strengthened Elora's economic base and year-round appeal.



Fully approved development program

Following an extensive planning and community consultation process, the project has received full municipal approval for a four-storey mixed-use development, representing a balanced outcome between density and heritage compatibility.

Originally proposed as a five-storey structure, the development was refined through the approval process to a four-storey format, with an expanded footprint and step backs on the upper levels to improve pedestrian scale and preserve views, ultimately resulting in a design that aligns with both municipal planning objectives and community expectations.

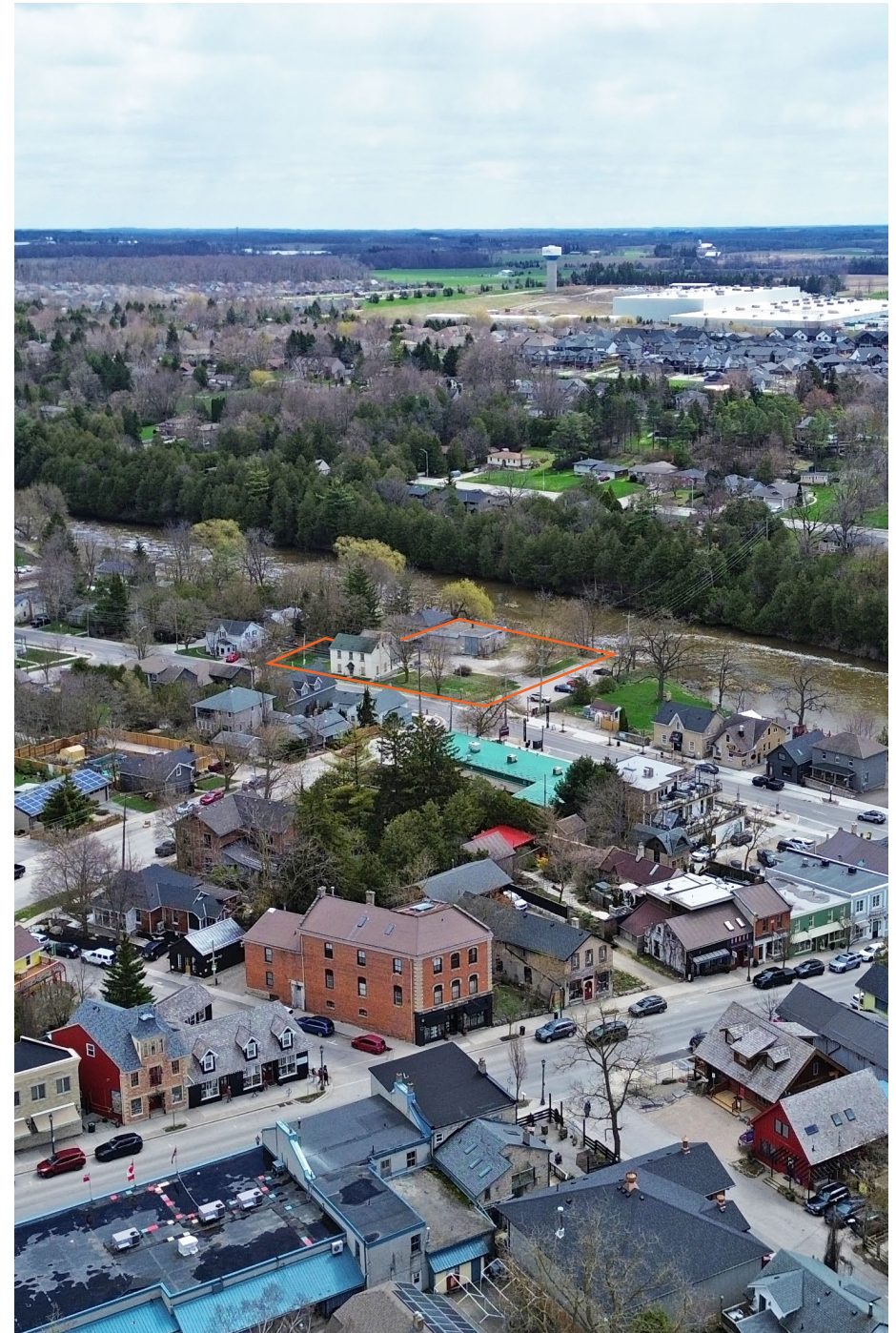
The fully approved development program

18 residential condominium units, contributing to much-needed supply within Elora/Saleem Urban Centre

Three ground floor commercial units, supporting continued activation of the Mill Street corridor

Unique heritage building restored into a restaurant creating a unique destination oriented commercial offering

22 underground parking spaces for residents and 11 surface spaces dedicated to commercial users and visitors



For sale

19 Mill Street E, Elora, Ontario

19 Mill Street East represents a fully entitled, design-vetted, and market-aligned development opportunity within one of Ontario's most compelling small-market growth stories.

With approvals secured and a concept that has already achieved municipal and community support, the project offers a clear path forward to deliver a signature mixed-use asset in a truly irreplaceable location.

Get more information

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