

OFFICE | COMMERCIAL | MEDICAL

FOR SALE
112 GREW BOULEVARD
JACKSON'S POINT

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CLEAR HEIGHT
COMMERCIAL

PROPERTY DETAILS

Size	726 SF - 9,000 SF	Asking Price	See Page 3
Use	Office, Medical, Retail	Taxes/Fees	TBC
Year Built	2023	Possession	Immediate
Intersection	Grew Blvd & Lake Dr E	Zoning	General Commercial (C1-53)

HIGHLIGHTS



Close to HWY 404



Walking Distance to Waterfront



Rapidly Growing Population



Dedicated On-Site Parking Spaces



Newly-built commercial condos in the developing hub of Jackson's Point, Georgina.

Unit sizes ranging from 726 to 9,000 square feet. Minutes from HWY 404, seize the opportunity to establish your business in this booming area.

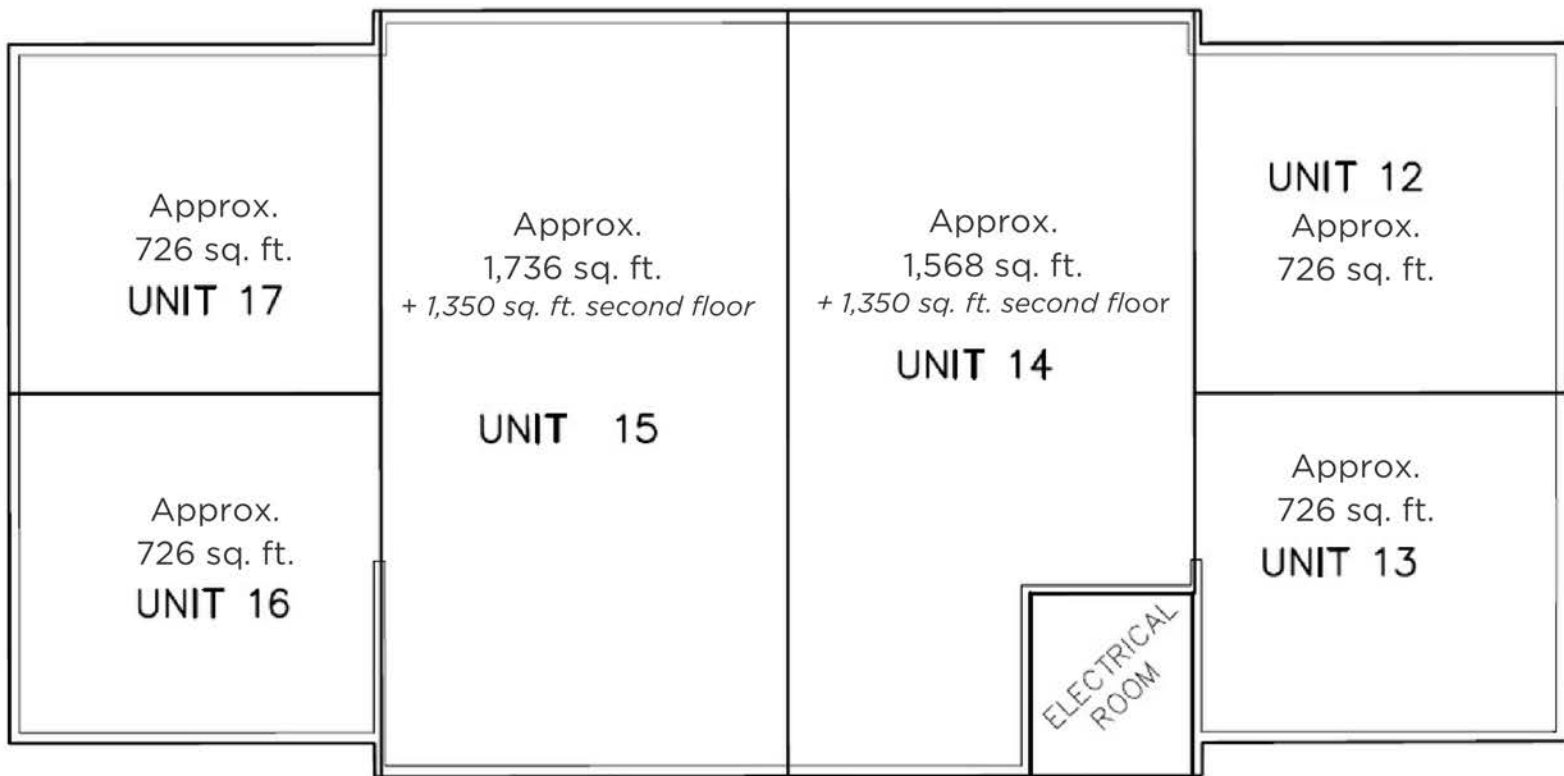
Permitted uses include office, medical, retail, restaurant/cafe, and more. Join the momentum in Jackson's Point and watch your business flourish.

UNITS AVAILABLE

Unit 12	\$482,125	Unit 15	\$1,568,120
Unit 13	\$482,125	Unit 16	\$482,125
Unit 14	\$1,455,560	Unit 17	\$482,125

*2,700 SF OF SECOND FLOOR SPACE INCLUDED FOR UNITS 14 & 15
 *UNITS CAN BE COMBINED FOR DIFFERENT CONFIGURATIONS

FLOOR PLAN

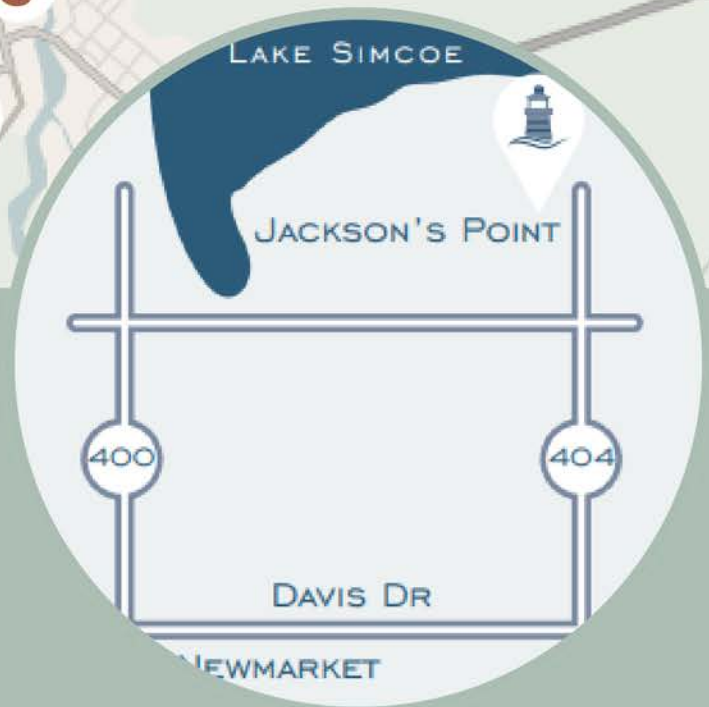


*ALL MEASUREMENTS ARE APPROXIMATE & LAYOUTS CAN BE ADJUSTED TO MEET YOUR NEEDS



AMENITIES MAP

112 GREW BLVD, JACKSON'S POINT



NEARBY AMENITIES:

1. Briar's Resort & Spa
2. Ramada by Wyndham
3. Lakeview House Golf
4. Sobey's/LCBO
5. Shopper's Drug Mart/The Beer Store/ No Frills
6. Sutton Public School/Sutton High School

ZONING

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GENERAL COMMERCIAL (C1-53)

Permitted uses:

- bakery or bakeshop
- bank
- business or professional office
- clinic, health care
- club, commercial or private
- dry cleaning outlet
- printing shop
- restaurant
- retail store
- service shop, personal or light
- school, private or commercial
- studio
- tourist information centre
- accessory buildings, structures and uses

COMMENTS

- Outdoor patio permitted for restaurants/cafes (30 square metres maximum size).
- Maximum floor area for a restaurant is 165 square metres.
- The second storey shall only be used for a business or professional office.

LOTS 3 TO 9 INCLUSIVE, PLAN 248
S/S LAKE DRIVE EAST

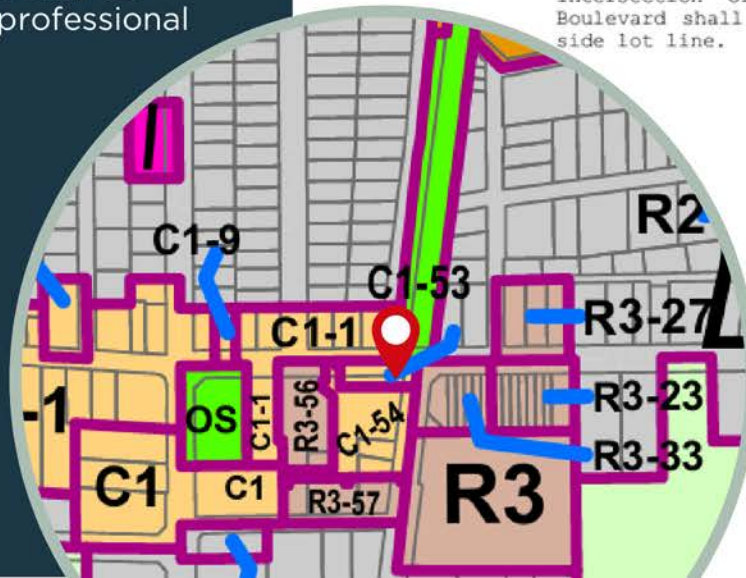
'C1-53'
(Map 6)

On lands shown in heavy outline and designated 'C1-53' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Sections 14.1 and 14.2, the only permitted uses shall be:
 - bakery or bakeshop
 - bank
 - business or professional office
 - catering establishment
 - clinic, health care
 - club, commercial or private
 - dry cleaning outlet
 - printing shop
 - restaurant^{(i) (iii) (iii)}
 - retail store
 - service shop, personal or light
 - school, private or commercial
 - studio
 - tourist information centre
 - accessory buildings, structures and uses
- (i) Notwithstanding Section 2.168, for the purpose of this provision, a 'restaurant' shall only mean a building or portion thereof, including an on-grade outdoor patio, where food, beverages or refreshments are prepared and offered for sale to the public for consumption on the premises or for take-out, but does not include a drive-through component.
- (ii) The maximum floor area devoted to restaurant uses shall not exceed 165 square metres.
- (iii) Further, the maximum floor area devoted to an on-grade outdoor patio shall not exceed 30 square metres.
- b) Notwithstanding the above, the only permitted uses located within the second storey of the commercial building shall be a business or professional office.
- c) Notwithstanding Sections 2.123 and 2.125, or any other provisions in this By-law to the contrary, the lot line abutting Lake Drive East and the hypotenuse of the sight triangle located at the intersection of Lake Drive East and Grew Boulevard shall be deemed to be the exterior side lot line.



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