

For Sale



RESIDENTIAL & MIXED-USE PROPERTIES

72-74 MILL STREET
Georgetown, ON

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Introduction

Discover a unique investment opportunity in the vibrant heart of Downtown Georgetown with the offering of 72-74 Mill Street. This property is strategically positioned between Guelph Street (Highway 7) and Main Street South. 72-74 Mill Street, formerly the Gregory Theatre, is a mixed-use property comprising eight commercial offices and four residential units. This property presents a premier redevelopment opportunity in a rapidly evolving area of the Halton Hills.

Mill Street is already home to successful residential condominium developments, with additional projects currently in the planning process. Notably, currently under construction is the McGibbon On Main development blends Georgetown's cherished McGibbon Hotel heritage with contemporary luxury in a 10-storey, 169-unit residential complex..

72-74 Mill Street represents a key part of the Downtown Core, offering investors the chance to capitalize on significant redevelopment potential, robust growth prospects, stable rental income, and a reliable net operating income stream.



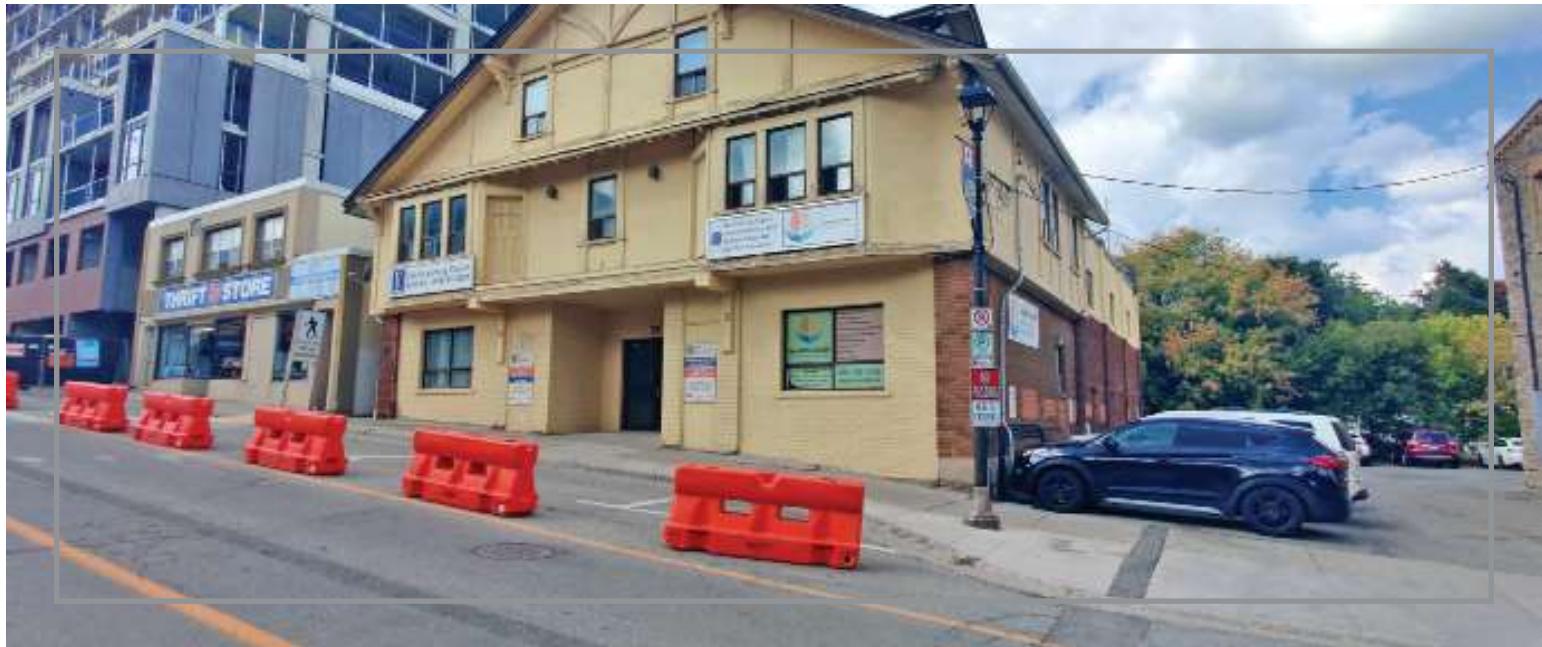
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Property Information

Full Legal Description:	PT LT 18, CON 9 ESQ, AS IN PART 1 OF 635584; T/W 635584; S/T EXECUTION 94-02331, IF ENFORCEABLE; HALTON HILLS
Site Area:	60.01 FT frontage 6,017.02 SF (0.138 acres) per MPAC 60.30 FT x 100.13 FT x 60.03 FT x 100.13 FT per MPAC
Assessment PIN:	2415010003522000000
Registration Roll Number:	250420125
MPAC Assessed Value:	\$847,000 (2025)
Type:	3-storey multiple residential and commercial building
Location:	East of Main Street South and Mill Street
Year Built:	Age: ±1949 per MPAC
Zoning:	Downtown Core One DC1 – mixed use
Building Size:	±11,542 SF above grade (source: MPAC) Eight (8) commercial and four (4) residential units
Units:	72 Mill St First Floor - Three (3) Commercial Units 72 Mill St 2nd Floor - Four (4) Commercial Units 74 Mill St 2nd Floor - Two (2) One Bedroom Apartments 74 Mill St 3rd Floor - Two (2) One Bedroom Apartments

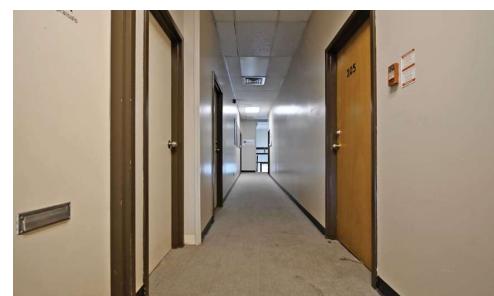
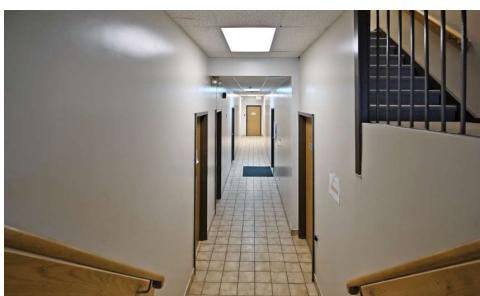


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Property Photos



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Parking



Tenants and their customers benefit from ample year-round parking, with spaces available on both sides of Mill Street and in the nearby public lot behind the property—ensuring convenient access to both buildings.

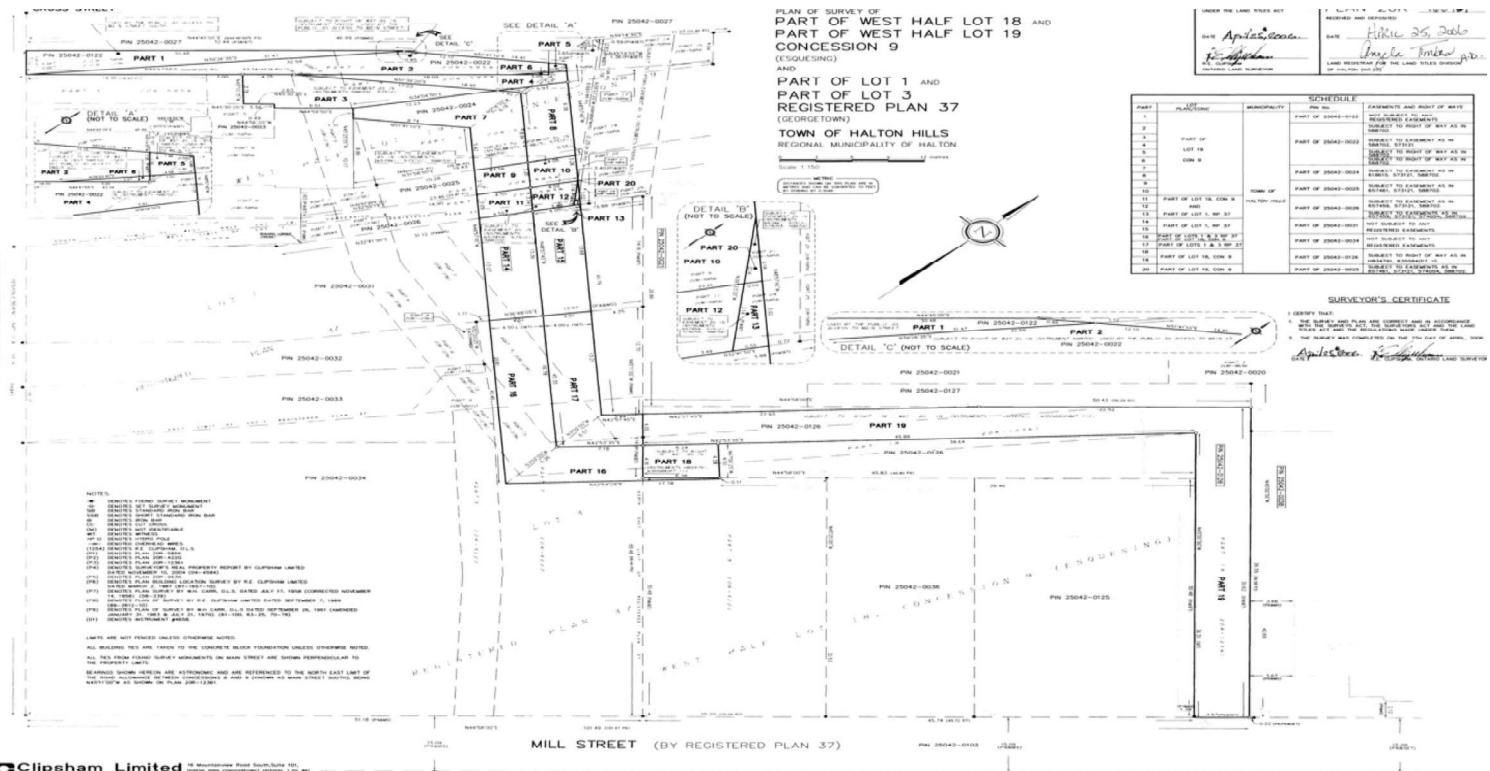
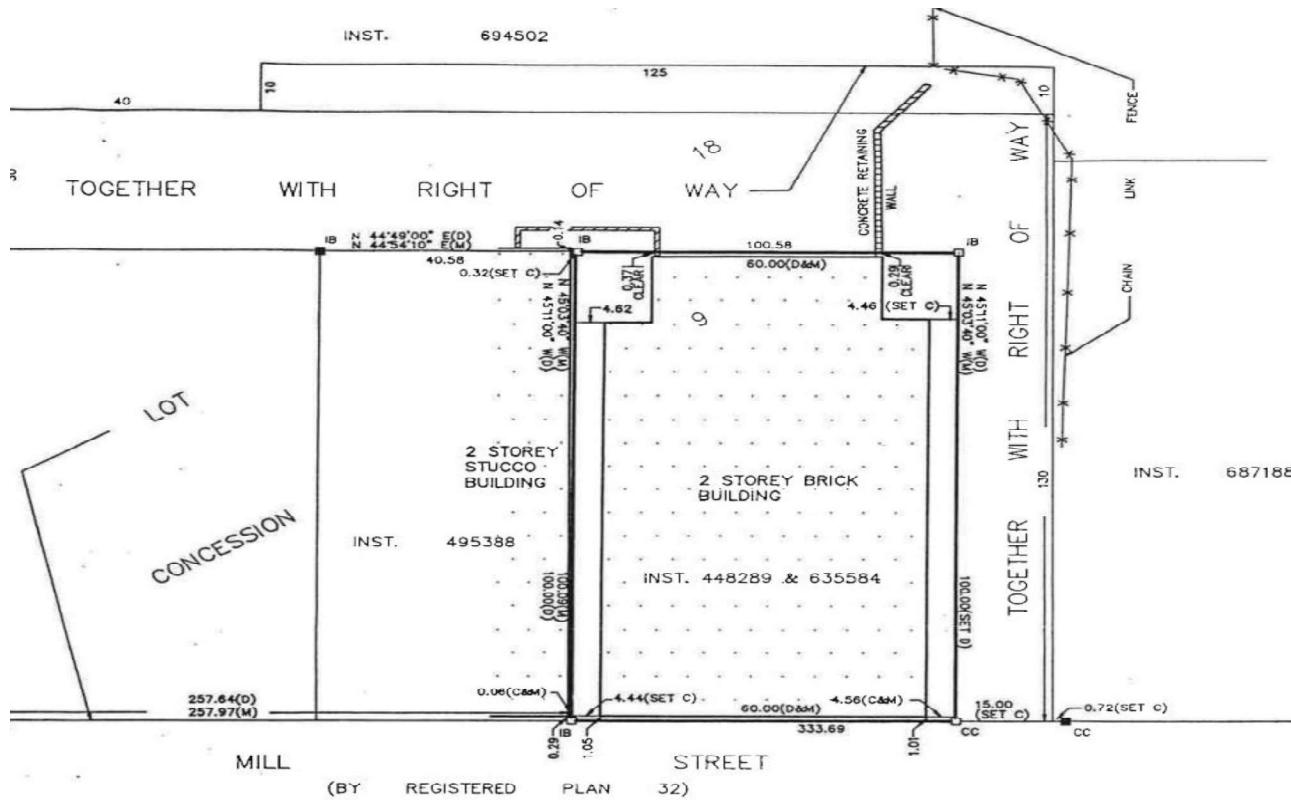
- Non-designated roadside parking and access to a municipal parking lot located directly behind 72-74 Mill Street.

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Survey



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Site Information

This building is located just east of the intersection of Main Street South in Downtown Georgetown. Many tenants enjoy access to a wide range of nearby amenities, including the Public Library, John Elliott Theatre, as well as various shops and restaurants.

Main Street South is a paved, divided road that supports a growing mix of retail and commercial businesses. It features street parking, public parking lots, and sidewalks, enhancing accessibility and walkability. A portion of Main Street South is closed every Saturday morning to accommodate a popular local street market.

The area is also serviced by GO Bus transit, with stops located on Mill Street at Wesleyan. Mill Street connects directly to Highway 7 and Back Street, the latter providing access to a large public parking lot that directly abuts 72-74 Mill Street.



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Building Description

This detached, 3-storey building offers 11,542 square feet of mixed-use space, featuring both commercial and residential units. With established, long-term commercial tenants in place, it provides investors with a stable and reliable income stream. Additionally, the property presents a significant redevelopment opportunity for those looking to maximize value in the Downtown Core.

Exterior and Interior:

- Wood and brick exterior [painted in 2020]
- Asphalt shingled roof [age unknown]
- Interior ceilings are high with a mixture of painted plaster, drywall and drop-down ceiling tiles
- Flooring is a mixture of linoleum, ceramic tile, tile, laminate and wood
- Common Area ground floor lobby and mail room
- Front and rear interior staircases provide shared access to commercial tenant units
- An alleyway accessible from the Mill Street sidewalk provides private exterior entry to the 2nd and 3rd floor residential units.

Utilities & Services:

- Municipal Services – water and sewer connection
- Electric baseboard heating, four [4] roof mounted forced air HVAC units
- Electric water heater[s] Rental
- Separate hydro meters for each tenant; 400-amp hydro service [ESA 2003]
- Basement access to the Utility Room with separate hydro panels and most hot water tanks.

Tenants and their customers benefit from ample year-round parking, with spaces available on both sides of Mill Street and in the nearby public lot behind the property—ensuring convenient access to both buildings.

Site Details

Residential Units:

- A private alleyway entrance from the Mill Street sidewalk leads to the common interior staircase
- Each residential unit features a separate kitchen equipped with a fridge and stove
- All units include a 3-piece or 4-piece bathroom
- Separately metered hydro for each unit
- No parking allocated to residential tenants

Zoning

The Downtown Commercial One (DC1) zoning in the Town of Halton Hills is designed to promote a diverse mix of commercial and residential uses, fostering a vibrant, pedestrian-friendly downtown environment. Permitted uses within the DC1 zone typically include:

- Retail stores
- Restaurants
- Service shops
- Food stores
- Business offices
- Apartment dwelling units located above the first floor

These zoning provisions aim to enhance the streetscape by combining active commercial uses at street level with residential accommodations above. Specific developments within the DC1 zone may be subject to site-specific exceptions and holding provisions, which tailor zoning requirements to suit individual projects.

For example, the McGibbon Hotel redevelopment at 69–79 Main Street South and 94–98 Mill Street in Georgetown, designated as DC1, included specific modifications to standard zoning regulations to accommodate the unique nature of the project.

To gain a comprehensive understanding of all permitted uses, development standards, and any site-specific exceptions within the DC1 zoning designation, it is recommended to consult the Town of Halton Hills Zoning By-law 2010-0050. This document provides detailed zoning information and is available through the Town's official website.



Destination Downtown Secondary Plan

Downtown Commercial One (DC-1) Zoning & Destination Downtown Secondary Plan – Town of Halton Hills

The Downtown Commercial One (DC-1) zoning district, enhanced by the Destination Downtown Secondary Plan, offers investors a compelling opportunity in the heart of Downtown Halton Hills. This strategic framework is designed to support commercial growth, vibrant community development, and profitable investment.

Key Benefits for Investors:

- Prime location with excellent visibility and high pedestrian traffic
- Convenient access to major transportation routes and proximity to the Greater Toronto Area (GTA)
- Permitted uses include retail stores, restaurants, professional offices, service businesses, mixed-use developments, and residential units, per current DC-1 zoning
- Encourages innovative and dynamic commercial environments that respond to evolving community needs
- Revitalization-focused strategy that drives sustained economic activity and increases property values
- Promotes high-quality urban design, heritage preservation, pedestrian-friendly streetscapes, and community-oriented spaces, making downtown attractive to both residents and visitors
- Proactive municipal policies that support business development, streamline approval processes, and foster strong municipal-investor collaboration
- Access to incentive programs, grants, and partnerships that reduce investor risk and encourage development
- Consistent population growth, increasing household incomes, and nearby residential development
- A robust local economy, supported by active community engagement and ongoing infrastructure investments, including support from the local Business Improvement Area (BIA)

The DC-1 zoning, combined with the visionary Destination Downtown Secondary Plan, offers a strategic and sustainable investment opportunity for those seeking to grow their commercial real estate portfolio with long-term value and community impact.

The technical and supporting studies used to inform the Official Plan Amendment and related Secondary Plan are available in the Background Reports & Project Documents section from the Town of Halton Hills, or by clicking [here](#):

[Destination Downtown Secondary Plan](#)

Destination Downtown Secondary Plan



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