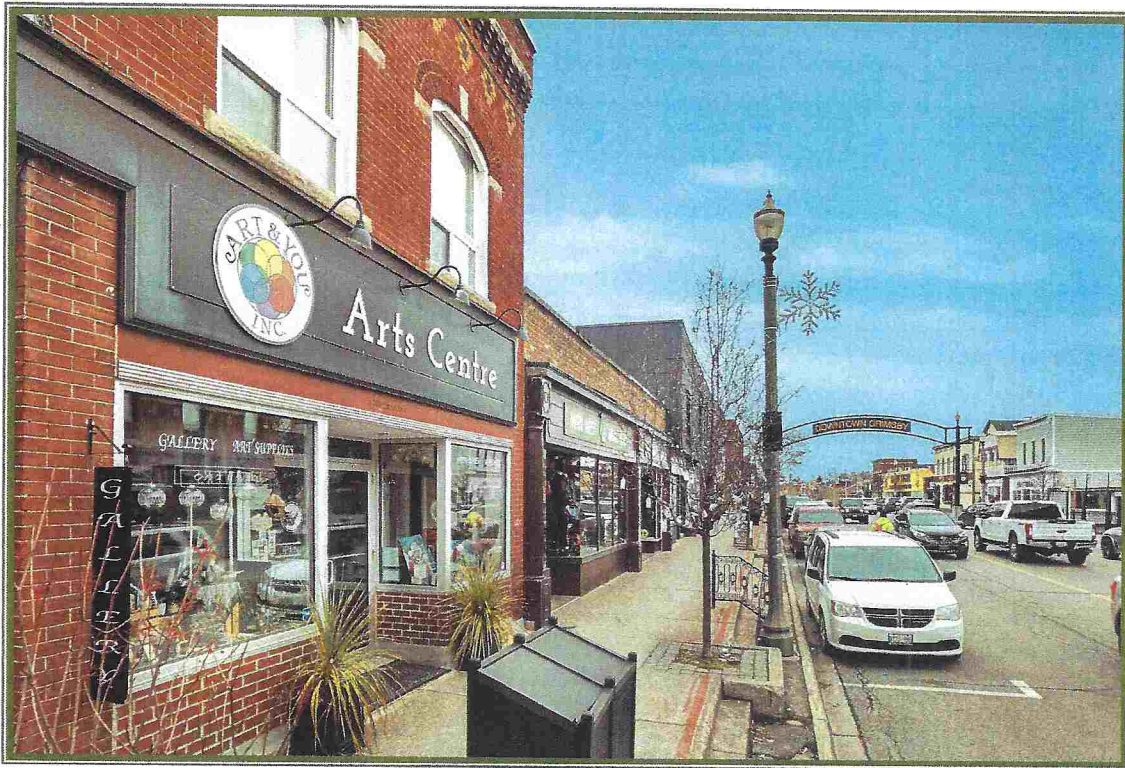


BUSTLING DOWNTOWN GRIMSBY – LEASE OPPORTUNITY



Approximately 1,729 Sq. Ft.



Number 2 – Five Main Street West, Grimsby

Lease Rate: \$16.00/Sq.Ft. Plus T.M.I. \$3.95/Sq.Ft.

Monthly Rent: Base \$2,305.34 + \$569.13 = \$2,874.47 + H.S.T. + Utilities

Incredible opportunity to lease a well sized and renovated “retail” shop set in the heart of Grimsby’s Commercial Core. Parking on Main Street and the main town parking area at the rear. Surrounded by well established retail businesses and the post office. A high exposure location. Unique lease opportunity for a September 1, 2024 Lease Start Date – book your private viewing today!

David Jarvis, B. Comm.
Broker of Record
davidjarvis@glenelgin.com
905-945-7730



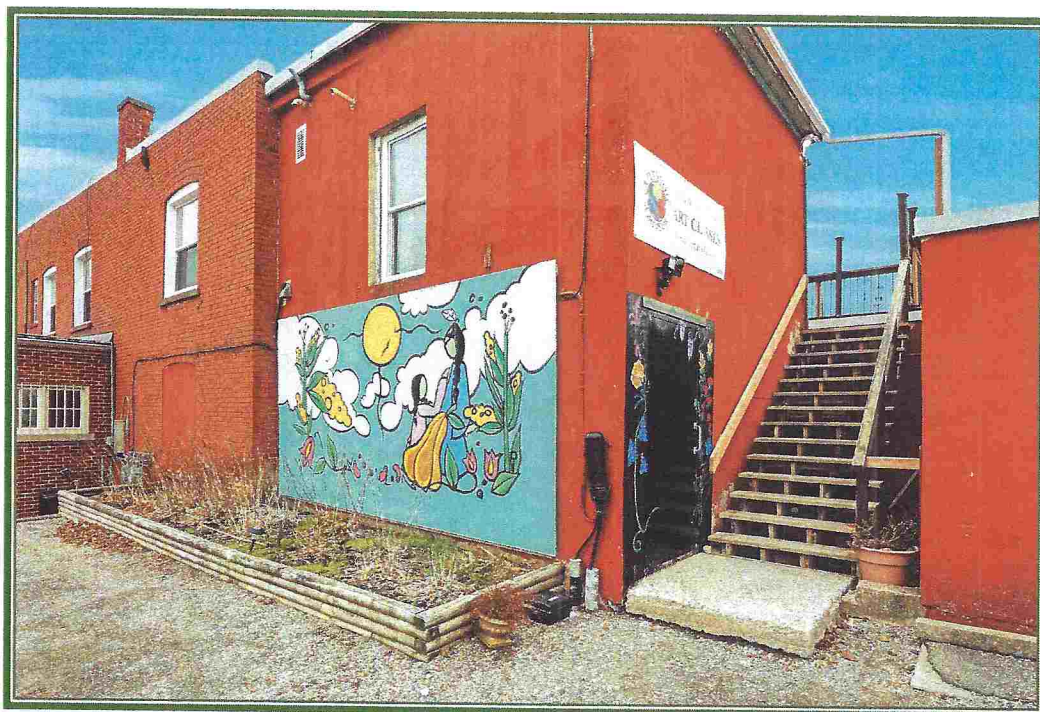
E.&O.E.



AN EXCEPTIONAL LEASING OPPORTUNITY



NO 2 FIVE MAIN STREET WEST, GRIMSBY

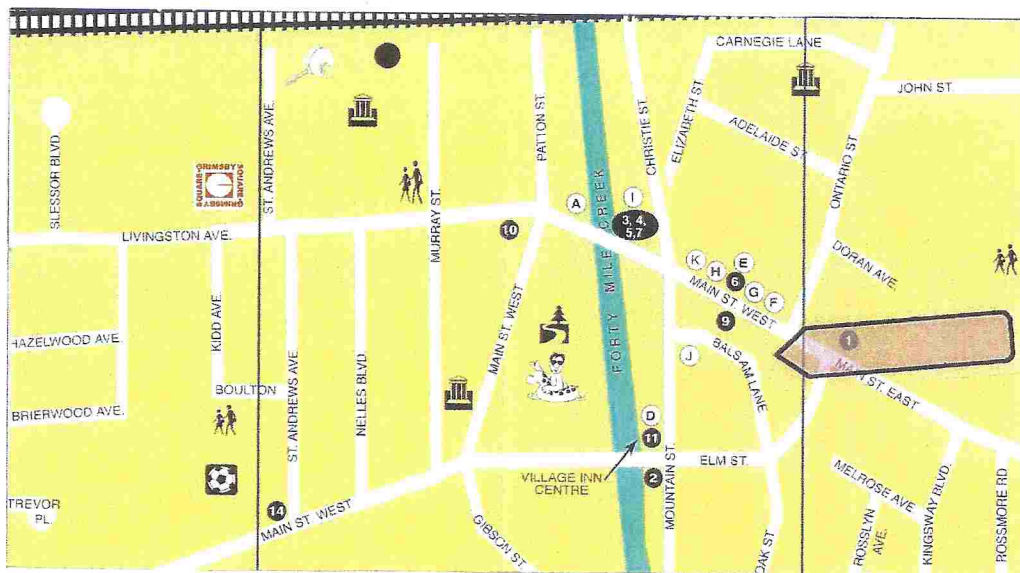
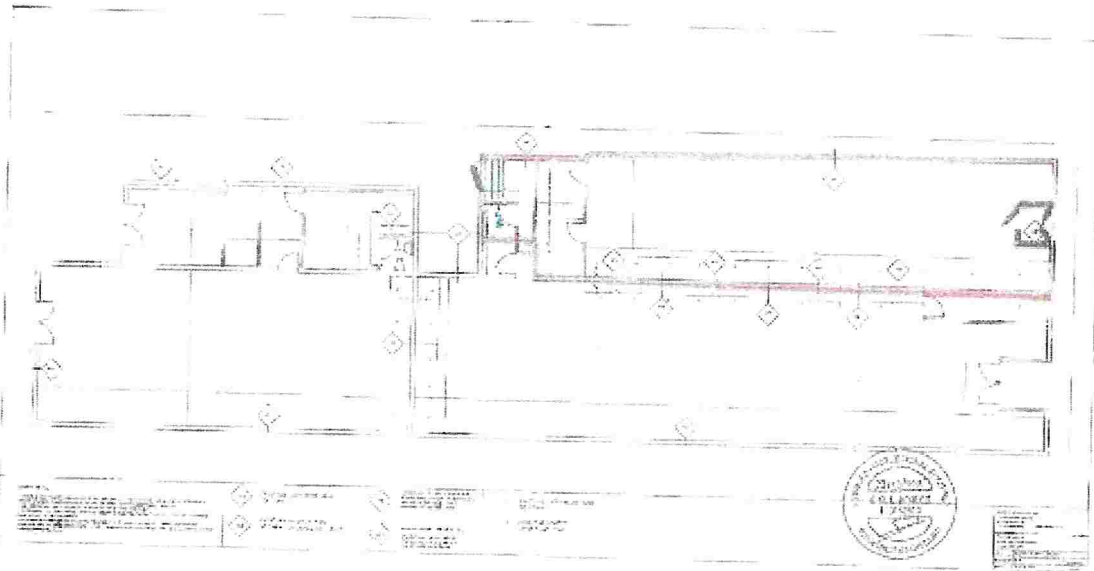




Number 2 – Five Main Street West, Grimsby

Rental Summary Review:

Monthly Rent – Base \$2,305.34 + T.M.I. \$569.13 + H.S.T. \$373.69 = \$3248.16/Month
(available September 1, 2024)



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davidjarvis@glenelgin.com
905-945-7730



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100 WORKSHOPS

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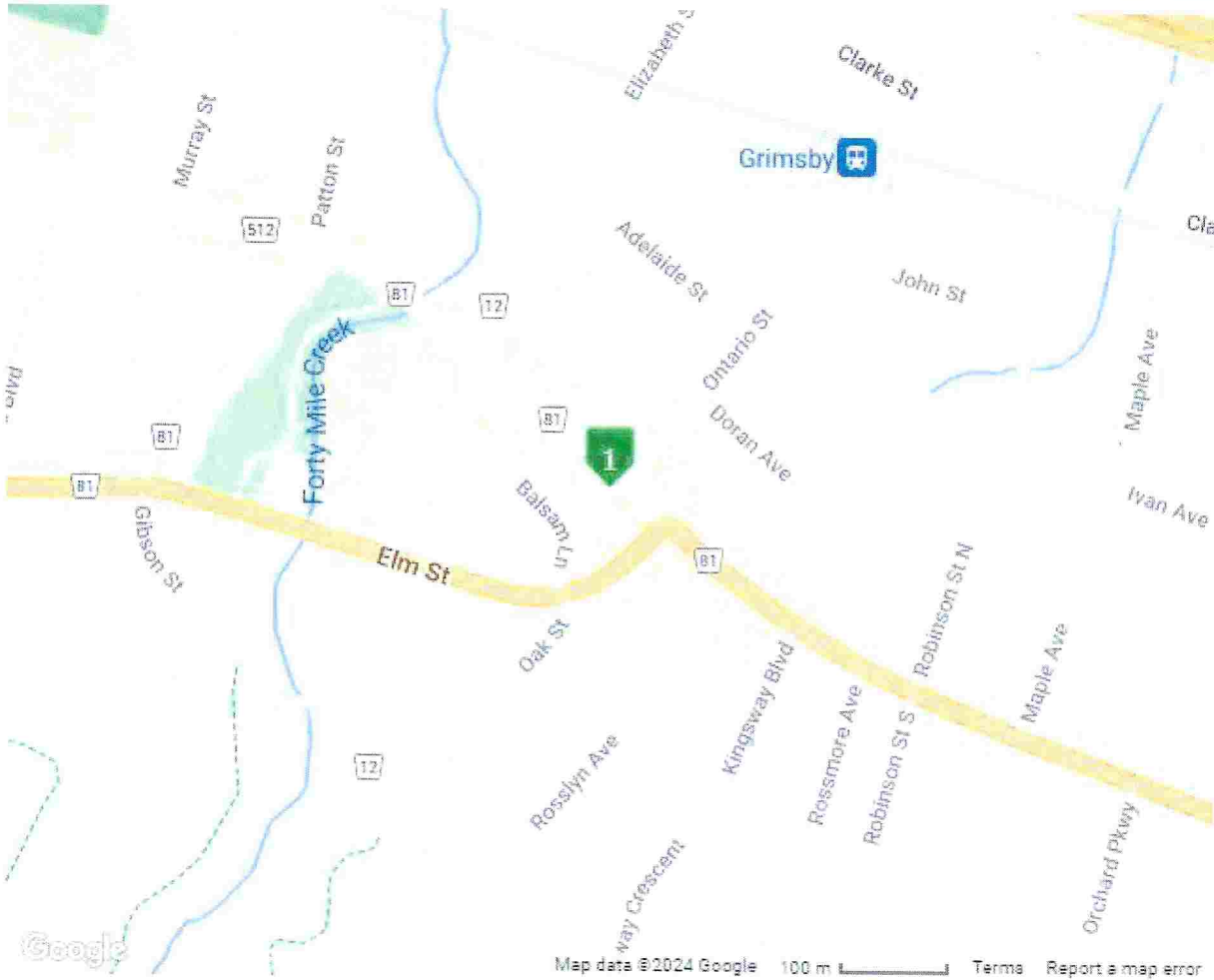
100 WORKSHOPS

David Jarvis

Glen Elgin Real Estate Corp.

davidjarvis@glenelgin.com

Ph: (905) 945-7730



Address	MLS#®	Status	Sub Type	Price	SqFt	Beds	Baths	List Office
 5 Main Street W #2	H4196073	A	Retail	\$16	1,729	0		Glen Elgin Real Estate Corp.

David Jarvis
Glen Elgin Real Estate Corp.
davidjarvis@glenelgin.com
Ph: (905) 945-7730

REALTOR® Full

Listing



Recent Change: **New**

5 Main Street W #2, Grimsby, L3M 1R3

Status: **Active** Prev Price:

Price: **\$16.00**
Price Code: **Per Sq Ft**
Additnl Fees: **\$3.95**

MLS® #: **H4196073** Region: **Niagara**
Alt. MLS® #: Municipality: **Grimsby (54)**
Neighbrhd: **Grimsby West (541)** Lot Frontage:
Ownrshp Type: Age: Lot Depth: **.00 Ft**
Property Type: **Commercial** Location: **Urban** Lot/Bldg/Unit Cd: **Unit**
Type Primary: **Retail** Lot Shape: Fronting On:
Category: **Retail** Lot Irregularities: Zoning:
Use: **Retail Store** Acres/Range:
Related

Cross Street: **Ontario & Main Sts**
List Brokerage: **Glen Elgin Real Estate Corp. (905) 945-7730**
List REALTOR®: **David Jarvis**

Property Details

Total # Units:	1	Condo Maint Fee:		Clear Height (ft):	
Total Area:	1,729/LBO	Amps:	Year Built:	Bay Size	
	provided Squa				
	Footage				
% Building:		Volts:		Length (ft):	
% Usable:		Crane:		Width (ft):	
% Rentable:		Fire Protect: Full Sprinkler System		Truck Level #:	
Freestanding:	No	Heat Type: Gas Forced Air Closed		Height (ft):	
Office/Apt Area:	/	Outside Storage:		Width (ft):	
Industrial Area:	/	Sewers: Sanitary		Double Man #:	
Retail Area:	1,729/Square	Soil Test:		Height (ft):	
	Footage				
Air Conditioning:	Yes	Survey:		Width (ft):	
Basement:	No	UFFI:		Drive-In Lvl #:	
Elevator/Escalator:		Utilities: Yes		Height (ft):	
Washrooms:	1	Water: Municipal		Width (ft):	
		Water Supply Types: Lake/River		Grade Level #:	
Parking Spaces:		Rail:		Height (ft):	
Garage/Parking:	Public			Width (ft):	
Area Influences:	Major Highway, Public Transit, Rec./Commun.Centre			# of Trailer Parking Spots:	

Financial Information

Assessment:	/2016	Heat Expenses:		Vacancy Allow:	
Roll #:		Hours Open:		Water Expense:	
PIN#:		HST Applicable:	Yes	Year Expense:	
Business Name:		Hydro Expense:			
Building Name:		Insurance Expense:			
Chattels:		Legal Description:			
Common Area Upcharge:		LLBO:			
Condo Maintenance Fees (monthly):		Maintenance:			
Days Open:		Mgmt Expense:			
Deposit:	1st/Security	Mortgage Comments:			
Estimated Inventory Value:		Net Income (Before Dept):			
Expenses Actual/Estimated:		Operating Expenses:			
Financial Statement:		Other Expenses:			
Financing/Mortgage:					
Franchise:		Property Management Company:			
Full Time Employees:		Property Management Contact Information:			
Part Time Employees:		Seats:			
Gross Income/Sales:		Taxes/Year:	/		
		Type Taxes:	TMI	T.M.I.:	3.95
		Taxes Expense:			

David Jarvis
Glen Elgin Real Estate Corp.
davidjarvis@glenelgin.com
Ph: (905) 945-7730

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Lease/Rental Information

Buy Option: Employment Letter: Rental Term: Private Entrance:
Credit Check: Lease Agreement: Payment Freq: References Required:
Deposit Required: Min Lease Term: **3 Years +** Payment Method: Rental Application Required:
Seller/Lessor/Landlord Name: **1919187 Ontario Ltd.**
Included in Lease Costs:

Directions: **Ontario Street and Main Street in Town Centre**

Additional Listing Information

Appointments: **Thru Showing Time or L.B. (24 hrs notice)** Taxes/Year:
Brokerage Trust Act: **NIB** Assessment: **/2016**
Commence Date: **06/04/2024** Permission to contact After Expired: **No**
Commission to Co-op Brokerage: **4% 1st yr base rent; 1.5% base rent thereafter**
Seller List Broker Special Agreement: **No** Postal Code: **L3M 1R3**
DOM: **1** CDOM: **1** Previous Price: **\$16.00**
Energy Certification: Original Price: **\$16.00**
Expiry Date: Seller(s)/Lessor/Landlord(s): **1919187 Ontario Ltd.**
Holdover Days: **60** Sign: **No**
Lock Box: **No** SPIS: **No**
Occupancy: SPIS Water, Waste, Access, Shoreline: **No**
Possession: **Other (see Remarks)** Sq Ft: **1,729/LBO provided**
Possess Date: **09/01/2024** Survey:

Rmks for Brokerages: **Incredible opportunity to lease a well sized and renovated "retail" shop set in the heart of Grimsby's Commercial Core. Parking on Main Street and the main town parking area at the rear. Surrounded by well established retail businesses and the post office. A high exposure location. Unique lease opportunity for a September 1, 2024 Lease Start Date – book your private viewing today!**

Sale Information

Selling Price:
Selling Date:
Closing Date: Ratio List Price to Selling Price: %
Last List Price: Days on Market: **1**
Original List Price: **\$16.00**

Listing Brokerage Contact Information

List Brokerage 1: [Glen Elgin Real Estate Corp.](#) Brokerage Phone: **(905) 945-7730**
List Rep 1: [David Jarvis](#) Rep Phone: **(905) 945-7730**
Email: davidjarvis@glenelgin.com Salesperson Cell:
L/SP Fax: **(905) 945-3199** Brokerage Web:

Sale Comments:

Glen Elgin Real Estate Corp.

Prepared By: **David Jarvis**

Full Report

Date Printed: **06/05/2024**

 Photos

5 Main Street W #2 Grimsby, L3M 1R3

MLS® #: **H4196073**

Active



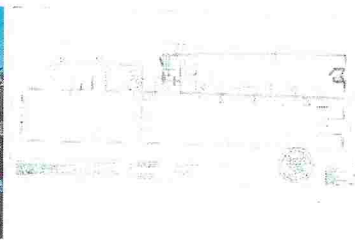
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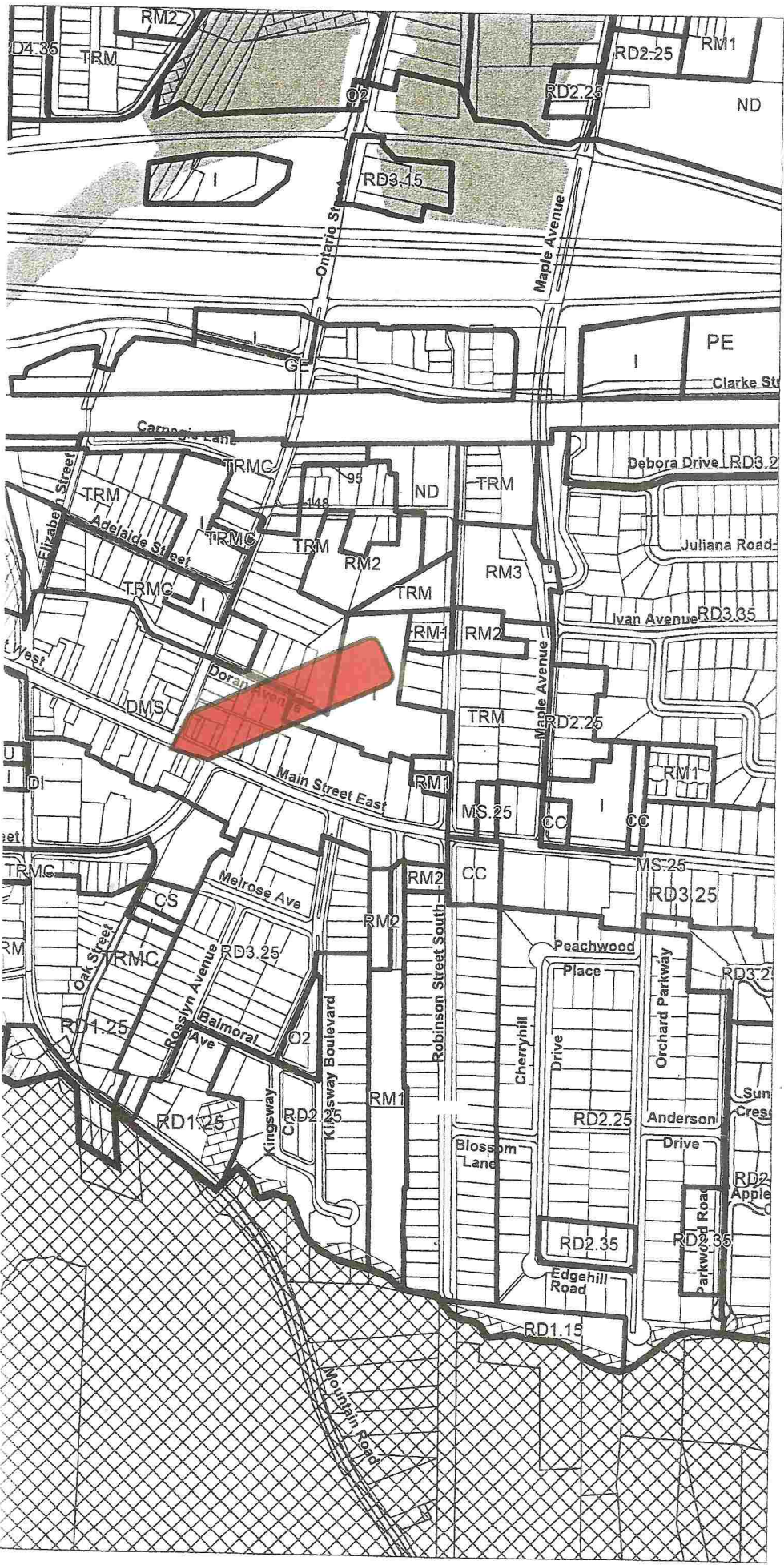
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Glen Elgin Real Estate Corp.

Town of Grimsby

Zoning Schedules



Zones

- RD1 - Residential Detached 1
- RD2 - Residential Detached 2
- RD3 - Residential Detached 3
- RD4 - Residential Detached 4
- RD5 - Residential Detached 5
- GB - Grimsby Beach
- MS - Main Street
- RM1 - Residential Multiple 1
- RM2 - Residential Multiple 2
- RM3 - Residential Multiple 3
- TRM - Transitional Residential Multiple
- HR - Hamlet Residential
- ND - Neighbourhood Development
- DMS - Downtown Main Street
- DI - Downtown Intensification
- CC - Convenience Commercial
- NC - Neighbourhood Commercial
- CS - Service Commercial
- MC - Marine Commercial
- TRMC - Transitional Residential Multiple - Commercial
- GE - General Employment
- PE - Prestige Employment
- I - Institutional
- C - Cemetery
- O1 - Private Open Space
- O2 - Public Open Space
- U - Utility
- A - Agricultural
- RU - Rural
- SC - Specialty Crop
- EP Overlay
- EC Overlay
- Hazard Overlay
- N.E.D.C. Area
- Roads
- Lot Lines

0 50 100 200

Schedule 12-A

Notes:

1. Site specific zoning shown on separate schedules.
2. The Area of Development Control (N.E.D.C. Area) shown on this map is drawn for reference purpose only. Please refer to the Niagara Escarpment Planning and Development Act - R.R.O. 1990, Ontario Regulation 826 for an accurate description.

8.0 DOWNTOWN ZONES

8.1 Permitted Uses

8.1.1 The uses permitted in the Downtown Main- Street (DMS), Downtown Intensification (DI) and Transitional Residential Multiple - Commercial (TRMC) Zones are identified in Table 13 through symbols under the column related to each zone. Where a "Q" is shown in the column under a zone, a qualification applies to a permitted use as described following Table 13.

Table 13: Permitted Uses in the Downtown Zones

Permitted Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple – Commercial (TRMC)
<i>Apartment building</i>	✓	✓	
<i>Bakery shop</i>	✓	✓	Q4
<i>Bank</i>	✓	✓	
<i>Banquet facility</i>	✓	✓	
<i>Bed and breakfast</i>			*
<i>Boarding house</i>			Q2
<i>Building supply</i>		✓	
<i>Clinic</i>	✓	✓	✓
<i>Club</i>	✓	✓	
<i>Commercial fitness centre</i>	✓	✓	Q4
<i>Community Recreational Centre</i>	✓	✓	Q4
<i>Commercial school</i>	Q3	✓	Q4
<i>Convenience store</i>	✓	✓	Q4
<i>Converted dwelling</i>			✓
<i>Day care facility</i>	Q1	Q1	✓
<i>Department store</i>	✓	✓	
<i>Duplex dwelling</i>			✓
<i>Dry cleaning distribution station</i>	✓	✓	
<i>Dwelling unit</i>	Q1	Q1	✓
<i>Farm market</i>	✓	✓	Q4
<i>Group home</i>			Q2
<i>Home occupation</i>			*
<i>Hotel</i>		✓	
<i>Laundromat</i>	✓	✓	Q4
<i>Liquor or beer store or microbrewery</i>	✓	✓	Q4
<i>Office</i>	Q3	Q3	Q4
<i>Personal service shop</i>	✓	✓	Q4
<i>Place of entertainment</i>	✓	✓	Q4

Permitted Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple – Commercial (TRMC)
Post office	✓	✓	
Printing establishment	✓	✓	
Public parking lot	Q5	✓	
Public transportation depot	✓	✓	
Restaurant	✓	✓	✓
Retail store	✓	✓	
Service shop	✓	✓	
Secondary suite			*
Single detached dwelling			✓
Semi-detached dwelling			✓
Specialty Retail Shop			Q4
Studio	✓	✓	✓
Supermarket	✓	✓	
Tavern/Bar/Pub	✓	✓	Q4
Undertaking establishment	✓	✓	
Veterinary clinic		✓	Q4

- ✓ Permitted use
* Accessory use

- Q1 Permitted only at or above the second storey.
Q2 Permitted only in existing residential building
Q3 Permitted only at or above the second storey facing Main Street.
Q4 Permitted to a maximum gross floor area of 500 sq.m. per use.
Q5 Only permitted as a sole use on a lot provided it does not front onto Main Street.

8.2 Prohibited Uses

- a) Automobile oriented uses, such as automobile sales establishments, automobile service garages and gas stations are prohibited in the Main-Street Zone.
- c) Single detached dwellings, semi-detached dwellings, duplex dwellings, back to back townhouse dwellings, street townhouse dwellings and block townhouse dwellings are prohibited in the Main Street and Intensification Zones.

8.3 Lot, Building and Yard Requirements

- 8.3.1 The regulations applicable to uses permitted in the Downtown Main- Street (DMS), Downtown Intensification (DI) and Transitional Residential Multiple - Commercial (TRMC) Zones are set out in Table 14 and additional requirements applying to specific uses are outlined in Section 8.3.2.

Table 14: Regulations applying to Downtown Zones

Uses	Min. Lot Area	Max. Lot Coverage	Lot Frontage	Front Yard	Exterior Side yard	Interior Side yard	Min. Rear Yard	Height
DMS Zone	NR	NR	NR	Min: 0 m. Max: 3 m.	Min: 0 m. Max: 3 m.	Min: 0 m. Max: 2 m. (4)	7.5 m.	Min: 7.5 m. (2 storeys) Max: 15 m. (4 storeys)
DI Zone	NR	40%	NR	Min: 0 m. Max: 6 m. ⁽¹⁾	Min: 0 m. Max: 6 m. ⁽¹⁾	Min: 2 m. Max: 4 m. (4)	7.5 m.	Min: 7.5 m. (2 storeys) Max: 15 m. (4 storeys) ⁽³⁾
TRMC Zone ⁽²⁾	400 sq.m.	40 %	15 m.	Min. 4.5m.	Min: 4.5 m.	Min: 1.5 m.	9 m.	Min. 7.5 m. (2 storeys) Max: 12 m. (3 storeys) south of Main Street West/Livingston Avenue and 15 m. (4 Storeys) north of Main Street/Livingston Avenue

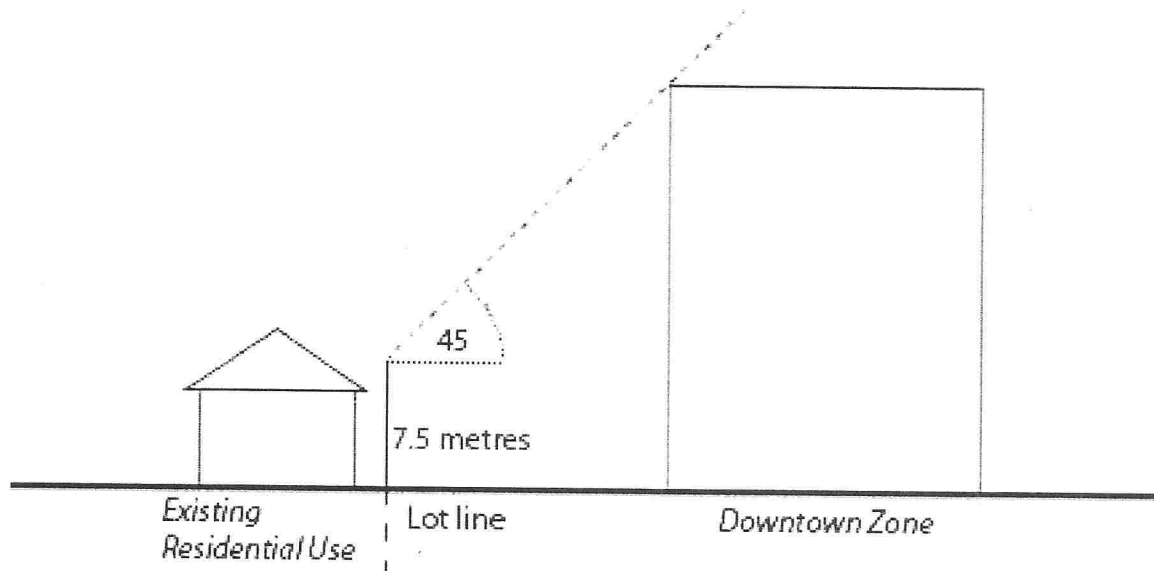
Note:

- (1) For all buildings located within 20 metres of a street.
- (2) Permitted single detached dwellings shall be subject to the provisions of the RD4 zone except the maximum lot coverage which shall be 40% and permitted semi-detached dwellings and duplex dwellings shall be subject to the provisions of the RM1 zone.
- (3) Except, within the Niagara Escarpment Plan Area shown on Schedule 19, any building above 12 m. or 3 storeys requires a Visual Impact Assessment to the satisfaction of the Town and Niagara Escarpment Commission.
- (4) Except, the maximum side yard may be increased to 3 m. for one way drive aisle and 6 m. for a two way drive aisle where a driveway access is required to rear yard parking.

NR = No requirement

8.3.2 Additional Provisions

- 8.3.2.1 The outside storage of goods and materials is prohibited in any *yard* which abuts a public roadway.
- 8.3.2.2 Above the second *storey*, the *front wall* of a *building* shall be set back 1 metre, towards the interior of the *building*, measured from the outer edge of the exterior wall of the *storey* directly below it.
- 8.3.2.3 Where any new development abuts an *existing residential use*, no portion of the *building* shall extend beyond the area of an *angular plane* measured at 45 degrees from 7.5 metres above the abutting *lot line*.



- 8.3.2.4 Additional *Commercial* Provisions:
- Parking lots* abutting a *street* shall incorporate a 2.5 metre *landscaping strip* between the *parking lot* and the *street line*.
 - A *primary entrance door* open to the public shall be incorporated into the *front wall* of all *buildings* facing the *front lot line*.
 - For new *buildings* under 4,000 sq. metres within the DMS and DI zones, at least 60% of the surface area of each wall facing and located within 30 metres of an *front lot line* shall be comprised of *openings*. This provision only applies to that proportion of the wall that is within 3.0 metres of *finished grade*.
 - For new *buildings* 4,000 sq. metres, and larger within the DMS and DI zones, at least 40% of the surface area of each wall facing and located within 30

metres of *front lot line* shall be comprised of *openings*. This provision only applies to that proportion of the wall that is within 3.0 metres of *finished grade*.

- e) Within the DMS zone, the *front wall* of a *building* shall occupy a minimum of 80% of the distance of the *front lot line* and 50% of the distance of the exterior *lot line* and shall be set back no further than 3 metres from the *street line*. The minimum requirement shall be deemed to be met when it is shown on an approved site plan new *buildings*.
- f) Within the DI zone, the *front wall* of a *building* shall occupy a minimum of 50% of the distance of the *front lot line* and 40% of the distance of the exterior *lot line* and shall be set back no further than 3 metres from the *street line*. The minimum requirement shall be deemed to be met when it is shown on an approved site plan for new *buildings*.
- g) The width of an individual retail/*commercial* unit in the DMS zone shall be a minimum of 4 metres and a maximum of 8 metres.
- h) The width of a new individual retail/*commercial* unit in the DI zone shall be a minimum of 8 metres and a maximum of 15 metres.
- i) For all new *buildings* in the Downtown zones, no parking, driveways, *drive-through stacking lane*, or lanes shall be located between the *buildings* and the *street*. This requirement shall not apply to *commercial buildings* larger than 5,000 sq. m. within the DI zone.

8.4 Site Specific Exceptions

- 8.4.1 Notwithstanding the permitted *uses* in subsection 8.1.1, the following site specific exceptions shall apply to the specific property listed in Table 15 and illustrated on Schedules 1-B to 17-B in Section 15. These *uses* may be:
 - a) in addition to the *uses* permitted in subsection 8.1.1
 - b) solely permitted to the exclusion of all other *uses* in section 8.1.1, or
 - c) not permitted, despite being listed in subsection 8.1.1.
- 8.4.2 The following site specific exceptions provisions listed in Table 15 shall apply to the properties referenced by each special provision in lieu of the provisions in Table 14.