

# For Sale



## MULTI-RESIDENTIAL PROPERTY

**70 MILL STREET**  
Georgetown, ON

Denise Dilbey, Broker, CCIM, SRS, ABR, CIPS, SRES, MCNE, GREEN, FRI  
416.919.9802 | [denise@link2realestate.ca](mailto:denise@link2realestate.ca) | [www.ddilbey.com](http://www.ddilbey.com)

Royal LePage® Meadowtowne Realty, Brokerage  
Independently Owned & Operated



# Introduction

Discover a unique investment opportunity in the vibrant heart of Downtown Georgetown with the offering of 70 Mill Street. This multi-residential property is strategically positioned between Guelph Street (Highway 7) and Main Street South.

70 Mill Street, formerly a post office, is a stately 12-unit residential heritage building featuring green space and surface on-site parking. This property presents a premier passive income opportunity in a rapidly evolving area of the Town of Halton Hills for any savvy investor.

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.

70 Mill Street represents a key part of the Downtown Core, offering investors the chance to capitalize on significant rental income and a reliable net operating income stream.



70 MILL STREET  
Georgetown, ON

Denise  
Dilbey  
Broker

ROYAL LEPAGE®  
**COMMERCIAL**™

# Property Information

Full Legal Description:	PT LT 18, CON 9 ESQ , as in 685129; Halton Hills/Esquesing
Site Area:	105 ft Frontage, Irregular Lot 15,327.79 SF (0.352 Acres) per MPAC 58.90 ft x 108.14 ft x 120.16 ft x 100.85 ft x 93.66 ft per MPAC
Assessment Pin:	24150100035200000000
Registration Roll Number:	250420038
Type:	2-Storey Multiple Residential Building with Full Basement
Location:	East of Main Street South and South of Guelph St [Hwy 7]
Year Built:	Age: ±1935 Designated Heritage
Zoning:	Downtown Core One DC1 – Multiplex Residential
Building Size:	± 6,316 SF Above Grade (Source: Mpac) ± 9,474 SF, All Three Levels Including Below Grade Living Space
Units:	Nine (9) One Bedroom Apartments Three (3) Studio Bachelor Apartments

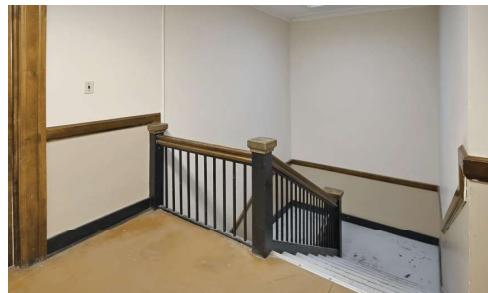


70 MILL STREET  
Georgetown, ON

Denise  
Dilbey  
Broker

ROYAL LEPAGE®  
**COMMERCIAL**

# Property Photos



70 MILL STREET  
Georgetown, ON

Denise  
Dilbey  
Broker

ROYAL LEPAGE®  
**COMMERCIAL**™

# Property Photos



70 MILL STREET  
Georgetown, ON

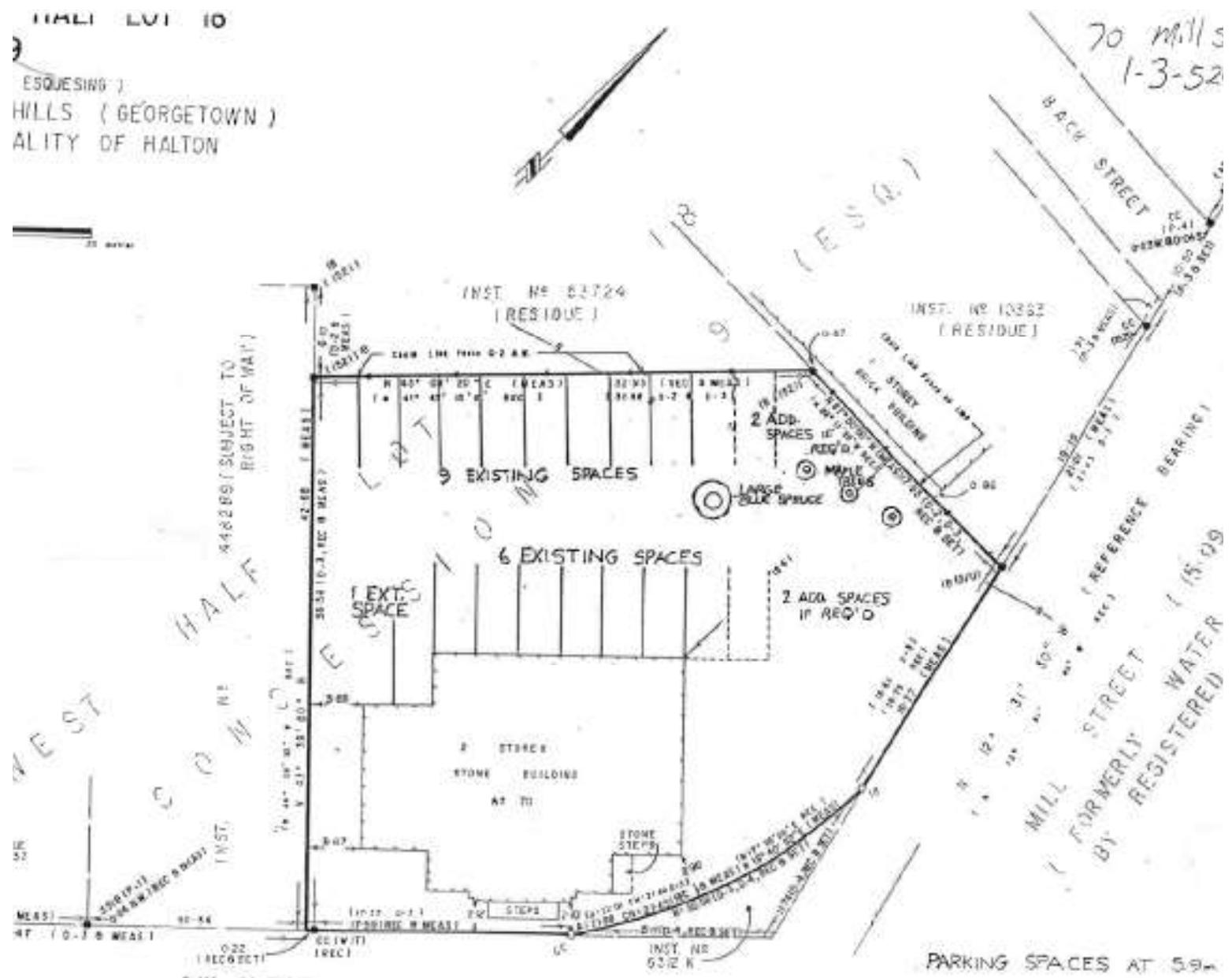
Denise  
Dilbey  
Broker

ROYAL LEPAGE®  
**COMMERCIAL**™

# Parking

ITALI LVI 10

ESQUEING )  
HILLS ( GEORGETOWN )  
ALITY OF HALTON



**Tenants are provided one parking space for year-round parking, with additional spaces available on both sides of Mill Street and in the nearby public lot behind the property—ensuring convenient access for all tenants.**

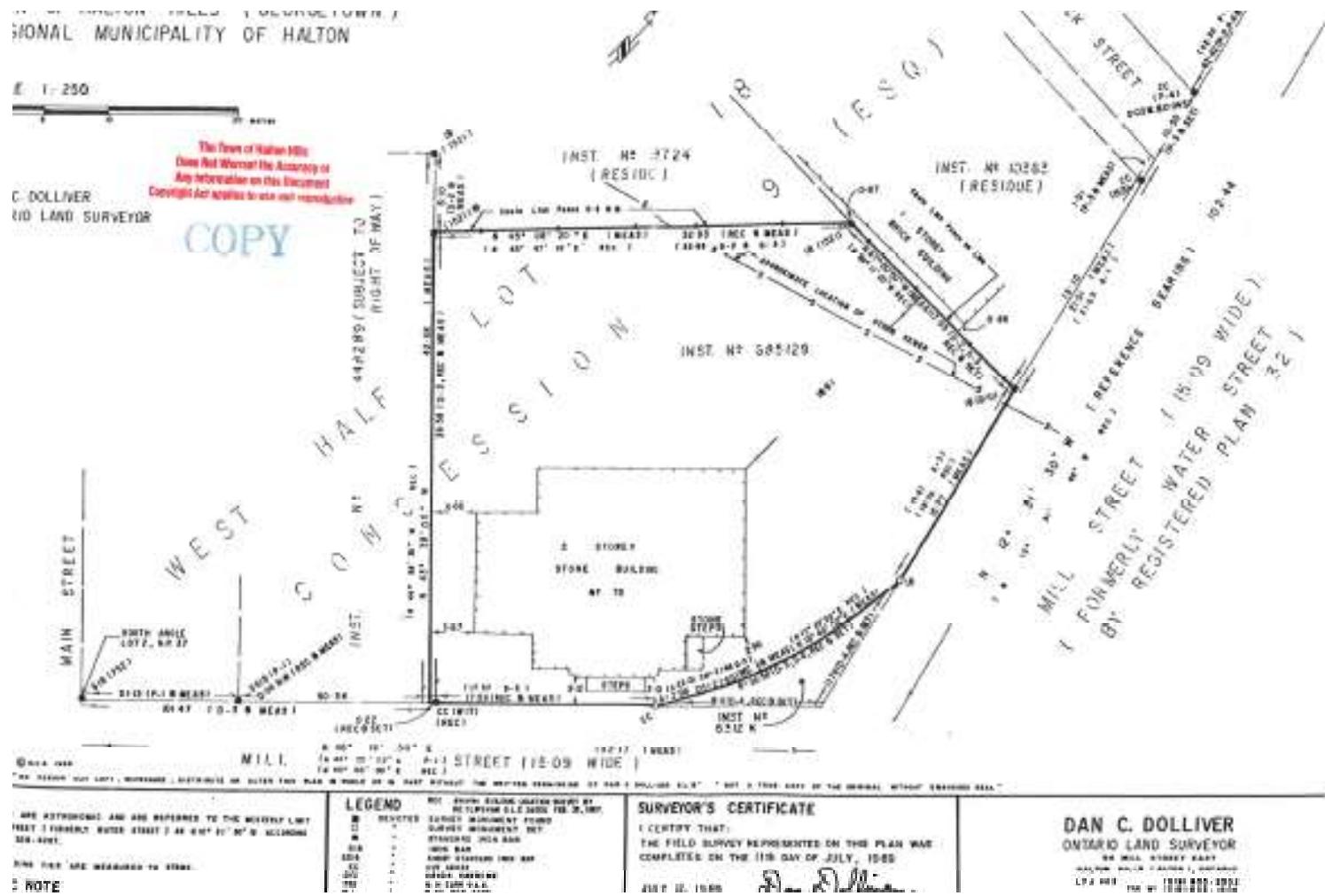
- 15 on-site surface parking spaces, with each tenant allocated one (1) designated parking spot per unit.

70 MILL STREET  
Georgetown, ON

Denise  
Dilbey  
Broker

ROYAL LePAGE®  
**COMMERCIAL**

# Survey



## 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 from May to October.

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.

70 MILL STREET  
Georgetown, ON

Denise  
Dilbey  
Broker

ROYAL LEPAGE®  
**COMMERCIAL**™

# Building Description

This iconic landmark, 2-storey building offers 9,474 SF of residential space, providing stable rental income from one of Halton Hills' most recognizable and cherished buildings.

## Exterior and Interior:

- Stone and brick exterior
- Asphalt shingles, tar and gravel roof [age unknown]
- Mainly thermal windows – updated egress basement windows [2019]
- Interior ceilings are high with a mixture of plaster, drywall & 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 all tenant units
- Coin operated clothes washer and dryer on site for tenants

## Utilities & Services:

- Updated Fire and Safety Panel
- Municipal Services – water and sewer connection
- Gas-fired hot water radiant heat
- Electric baseboard supplemental heater; only supplement the radiant heat as the main source in the building
- Electric water heater[s] Rentals
- Separate hydro meters for each tenant; 400-amp, 600 volt hydro service

## Listed Heritage



# 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.

## RESIDENTIAL PROPERTY

Denise Dilbey, Broker, CCIM, SRS, ABR, CIPS, SRES, MCNE, GREEN, FRI  
416.919.9802 | [denise@link2realestate.ca](mailto:denise@link2realestate.ca) | [www.ddilbey.com](http://www.ddilbey.com)

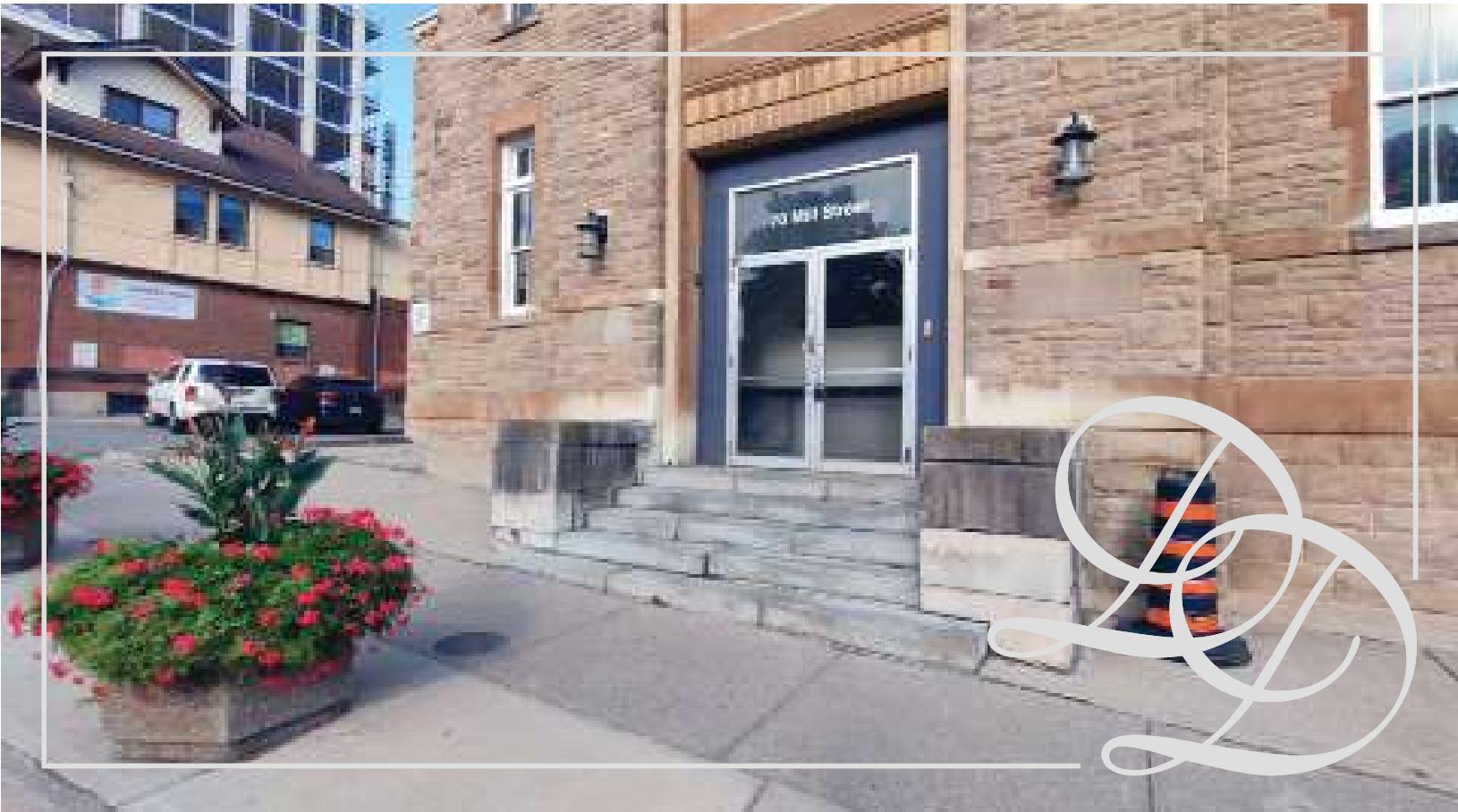
Royal LePage® Meadowtowne Realty, Brokerage  
Independently Owned & Operated

70 MILL STREET  
Georgetown, ON

Denise  
Dilbey  
Broker

ROYAL LEPAGE®  
**COMMERCIAL**™

# For Sale



## RESIDENTIAL PROPERTY

The information contained herein is based on the information furnished by the principal and other professional sources, which are deemed to be reliable for which Royal LePage® has relied on their representation for the purpose of preparing this fact sheet and does not warrant the accuracy of the said information. Prospective purchasers should not construe this information as legal, environmental or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemarq Real Estate Services Manager Limited. All rights reserved.

**70 MILL STREET**  
Georgetown, ON

**Denise Dilbey, Broker, CCIM, SRS, ABR, CIPS, SRES, MCNE, GREEN, FRI**  
416.919.9802 | [denise@link2realestate.ca](mailto:denise@link2realestate.ca) | [www.ddilbey.com](http://www.ddilbey.com)

Royal LePage® Meadowtowne Realty, Brokerage  
Independently Owned & Operated

