

Georgina Mall, Cinema, and 30,000sf Developable Supermarket in Keswick Georgina, ON



CENTURY 21

Miller Real Estate Ltd.

BROKERAGE

For Sale

24732 Woodbine Ave, Keswick, ON

PROPERTY DETAILS

Subject Property consists of 4 parcels of land described as:

1. Georgina Mall, being a 15000 sq/ft Plaza with approx. 1.69 Acres of land located on the southwest corner of Church and Woodbine Ave.
2. The GEM Theater parcel with a stand alone theater (Leased) with 2.32 acres of land located on Church St. Keswick,
3. A stand alone .83 acre parcel of land currently vacant located south of the plaza with 195 feet of frontage on Woodbine Ave.,
4. A stand alone parcel of land approximately 2.28 acres located south of the plaza with a frontage on 294 feet on Woodbine Ave.

MUNICIPAL ADDRESS

1 Church Street, 11 Church Street

Woodbine Ave and 24732 Woodbine Ave. in the Town of Georgina.

LEGAL DESCRIPTION

Attached under Legal description

CURRENT OWNER

2528624 Ontario Inc. - 11 Church Street,
Keswick (Gem Theatre Land)

2528625 Ontario Inc. - 0.83 Acres Land
south of Georgina Mall Plaza

2528626 Ontario Inc. - 1 Church Street,
Keswick (Georgina Mall)

2528627 Ontario Inc. - 24732 Woodbine
Avenue, Keswick (Vacant House on Land)

ZONING

C2-35, C2-36 and 2-39

LOT #1

The GEM Theater parcel with a stand-alone theater (Leased)

11 CHURCH STREET KESWICK PIN 034810375 @ 2.291 AC

Legal Description

PT LOT 13, CON 3 (NG) PTS 12 TO 19, 65R23838; GEORGINA; T/W PT LOT 12 CON 3



LOT #2

The GEM Theater parcel with a stand-alone theater (Leased)

11 CHURCH STREET KESWICK PIN 034810375 @ 2.291 AC

Legal Description

PT LOT 13, CON 3 (NG) PTS 12 TO 19, 65R23838; GEORGINA; T/W PT LOT 12 CON 3



LOT #3

**A stand alone parcel of land approximately 2.28 acres located south of the plaza with a frontage on 294 feet on Woodbine Ave.
24732 WOODBINE AVE KESWICK PIN 034810189 @ 2.281 AC**

Legal Description

PT LT 13 CON 3 N GWILLIMBURY AS IN R610888 ; TOWN OF GEORGINA

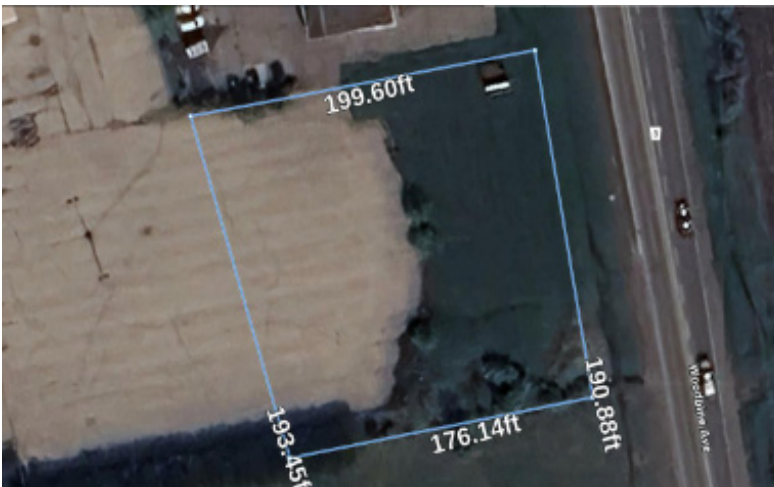


LOT #4

**A stand alone .83 acre parcel of land currently vacant located south of the plaza with 195 feet of frontage on Woodbine Ave.
KESWICK PIN 034810373 @ 0.826 AC**

Legal Description

PT LOT 13, CON 3 (GN) PTS 1 TO 6 65R23838; T/W PT LOT 12, CON 3 (GN) PT 5, 65R5947



**Total: 7.122 Acres
with the 4 lots**

Operating 11 Church Street (Cinema Theatre)

2021 Gross \$97,754.97 Net \$87,199.65

2022 Gross \$97,755.00 Net \$80,547.83

Draft Numbers

(Gem Theatre)

2024 - EBITDA = \$84,376

Imagine Cinemas Keswick

9 Locations in Ontario

<https://imaginecinemas.com/cinema/keswick/>



Experience the **Difference**

Operating 1 Church Street (Keswick Mall)

2021 Gross \$258,128.63 Net \$121,937.09

2022 Gross \$295,843.31 Net \$131,986.87

Draft Numbers

(Keswick Mall)

2024 - EBITDA = \$192,487

Tenants

Big Bone BBQ

<https://bigbonebbq.ca/keswick-big-bone-bbq/>

Has 11 locations in Ontario

Alfredo's Ristorante

905-476-3030

https://www.tripadvisor.ca/Restaurant_Review-g4332396-d4507915-Reviews-Alfredo_s_Ristorante-Keswick_Georgina_Ontario.html



ESS & CAY Salon and Experience

<https://essandcay.com/>



Bumper to Bumper - Auto Parts

Has over 190 stores

https://local.bumpertobumper.ca/en/store/on/keswick/1-church-st/?utm_medium=listings&utm_source=gmb&utm_campaign=CD51751F-FCA2-E311-9697-003048D20663

CAVALO MARTIAL ARTS ACADEMY KESWICK

<https://cavalo.ca/>

Has 3 Locations



CrossFit N6

<https://www.crossfitn6.com/>



Ralph's Classic Barber Shop

<https://barbershopkeswick.com/>



The House of Cannabis Dispensary Keswick

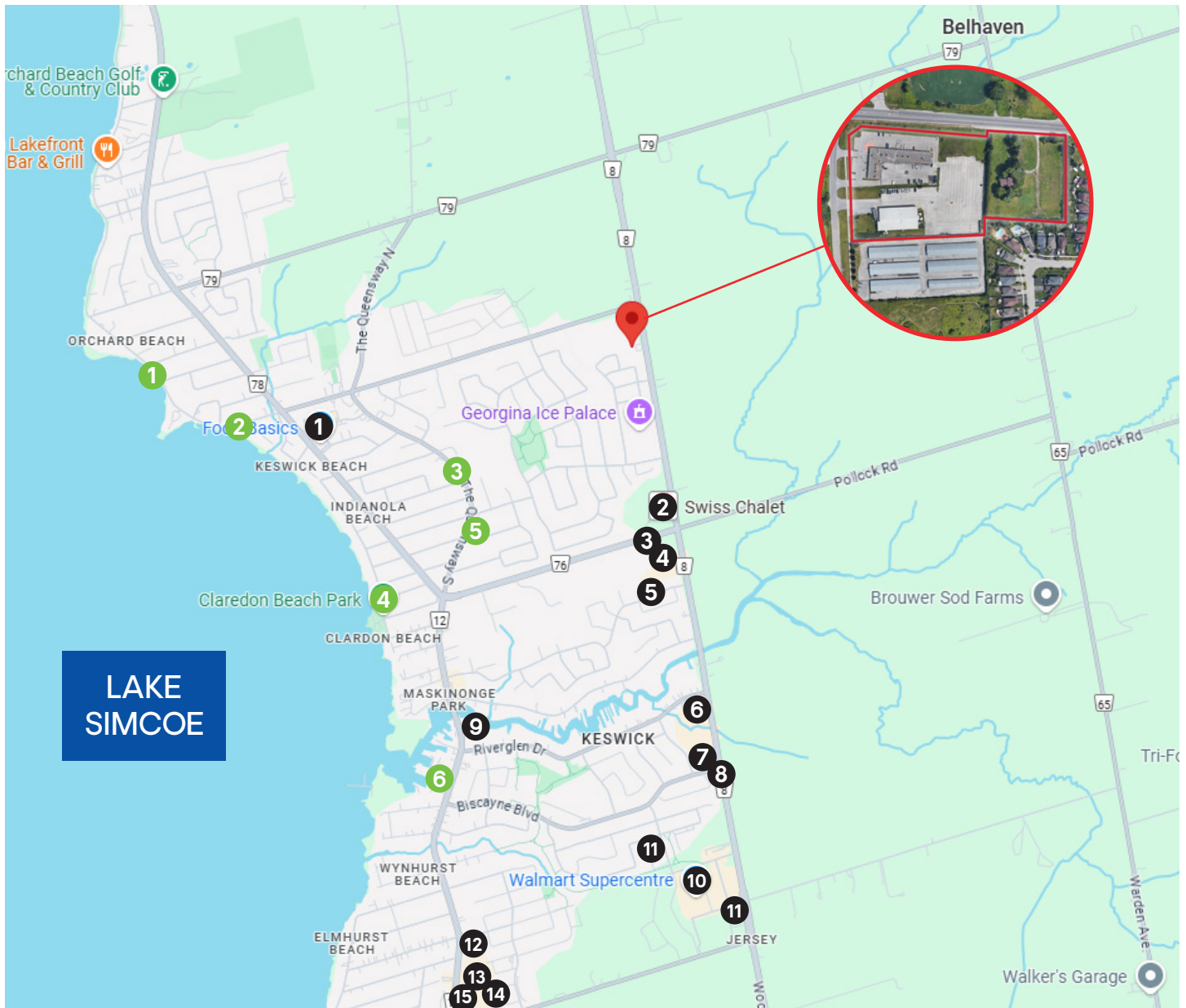
https://thehousecannabis.ca/?utm_source=gmb&utm_medium=organic

Lake Simcoe Soccer Club

<https://www.lakesimcoesoccer.com/Default.asp?id=home&l=1>





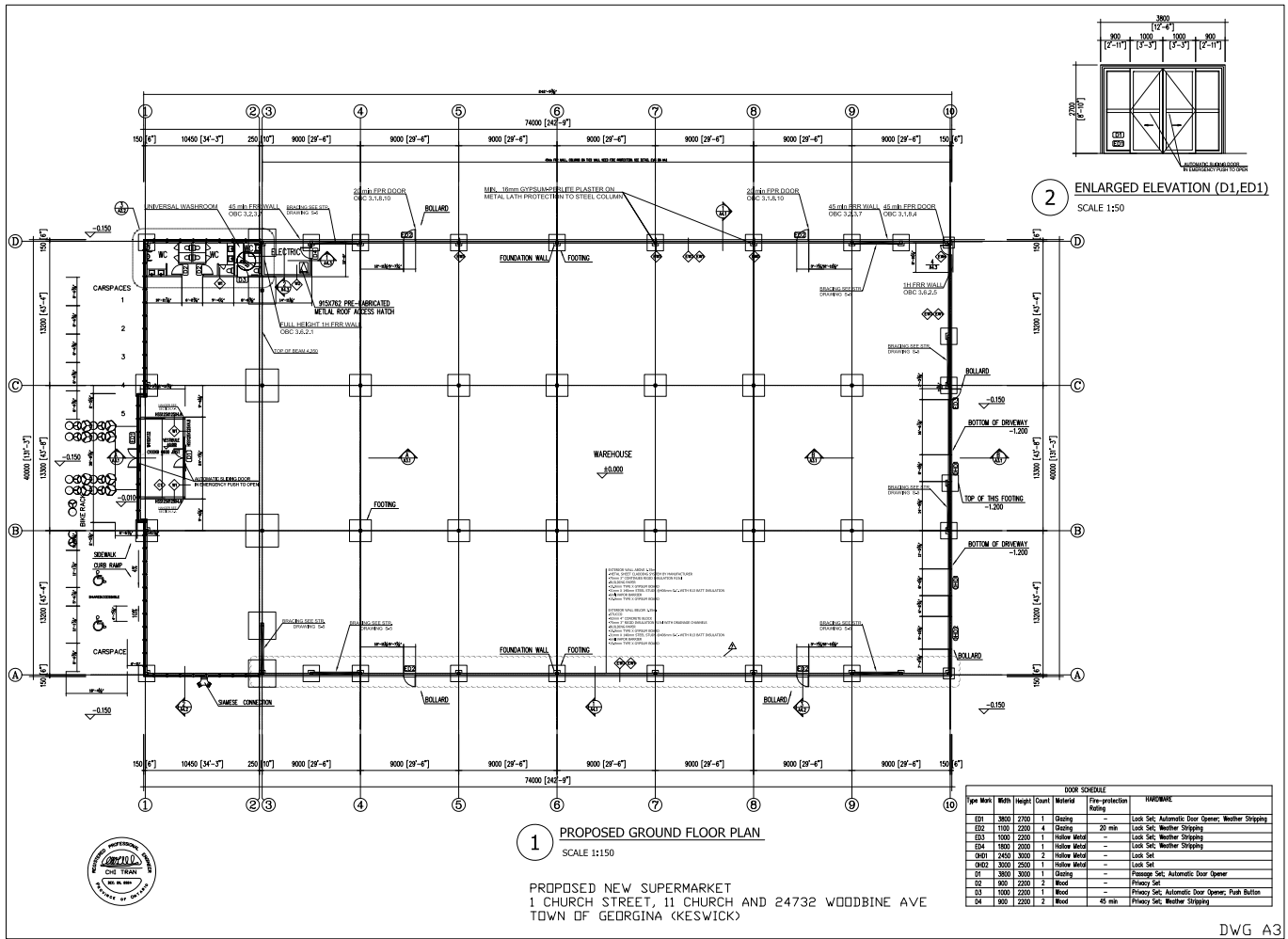


AREA AMENITIES

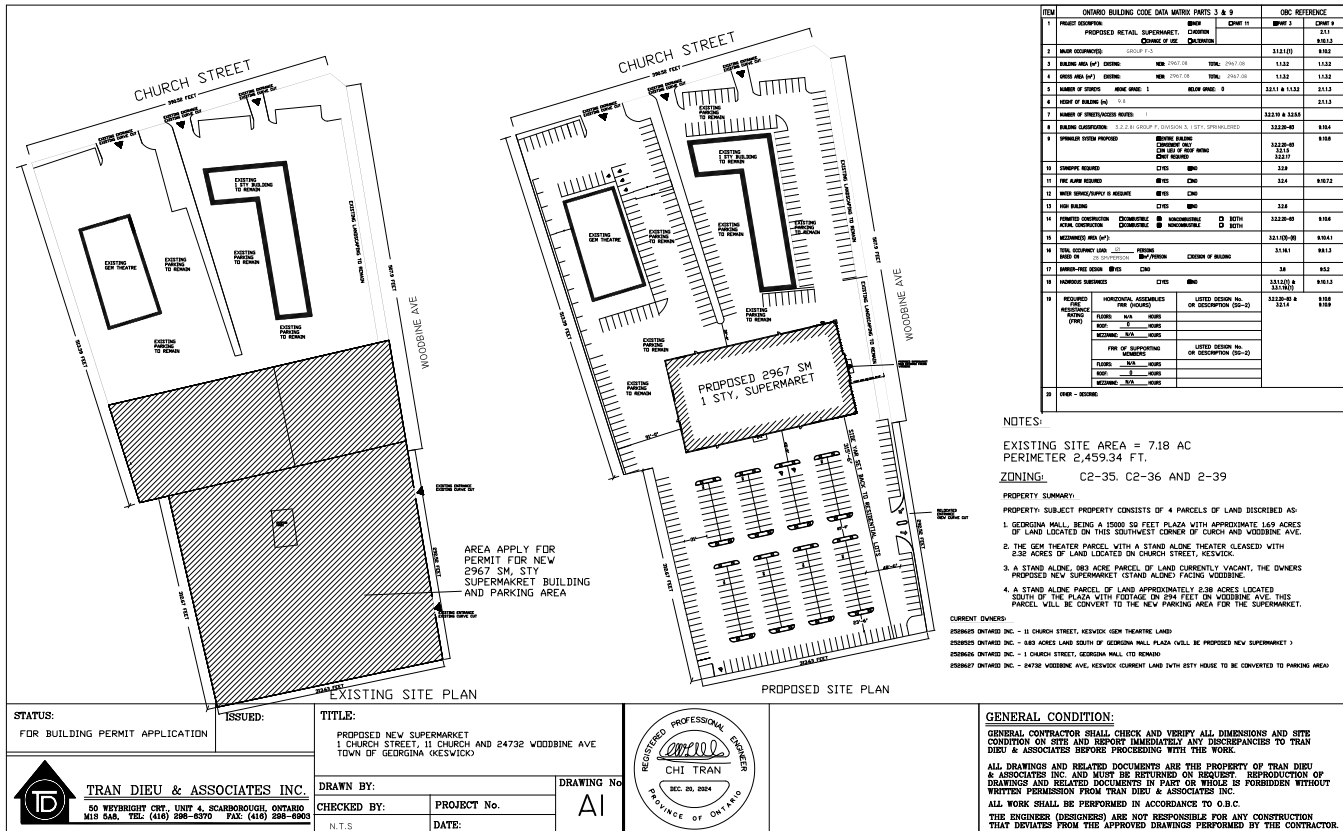
- | | | |
|-----------------|------------------------|-----------------------|
| 1 Food Basics | 6 McDonald's | 11 TD Canada Trust |
| 2 Swiss Chalet | 7 Staples | 12 Shoppers Drug Mart |
| 3 Canadian Tire | 8 Dollarama | 13 FreshCo |
| 4 Tim Hortons | 9 Boston Pizza | 14 Tim Hortons |
| 5 LCBO | 10 Walmart Supercentre | 15 Pizza Pizza |

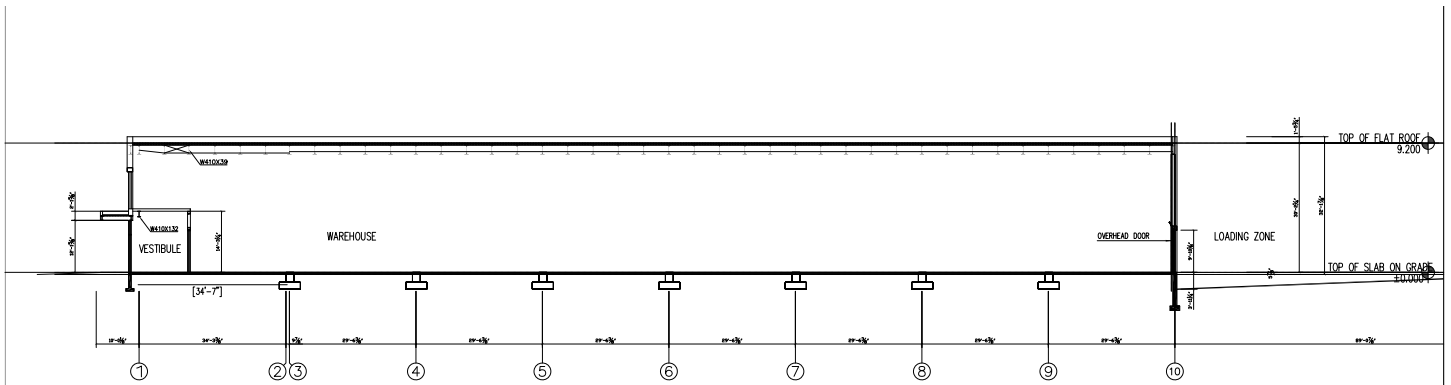
PARKS & LEISURE

- | | | |
|------------------------|---------------------------|------------------------|
| 1 Rayners Park | 3 Stephen Leacock Theatre | 5 CORE School of Dance |
| 2 Joy Marritt Parkette | 4 Claredon Beach Park | 6 Krates Marina Ltd |



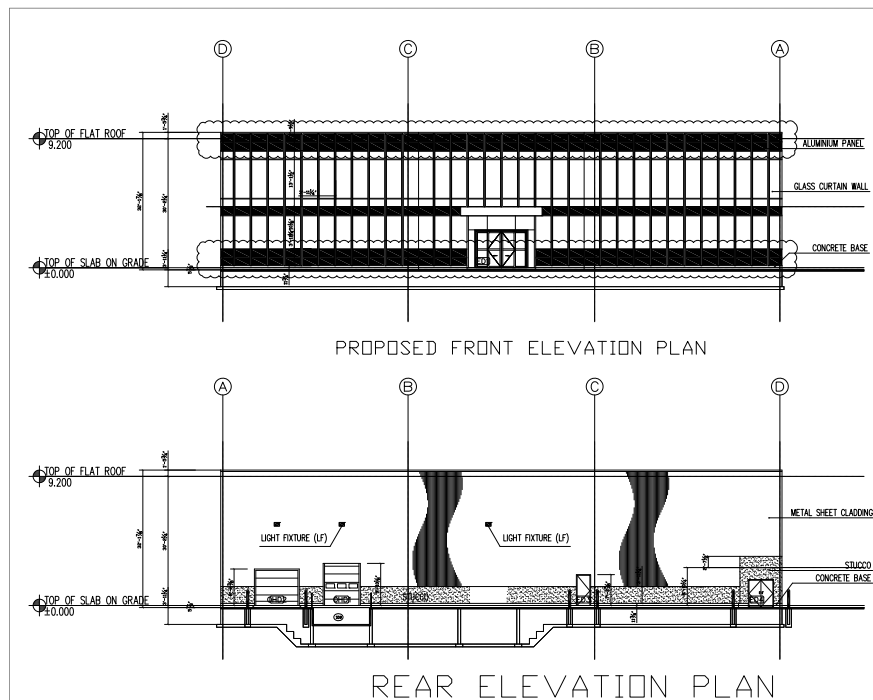
DWG A3





1 SCETION A-A
SCALE 1:150

STATUS: FOR PERMIT APPLICATION		TRAN DIEU & ASSOCIATES INC. 3030 MIDLAND AVE. UNIT 6/7 SCARBOROUGH, ONTARIO M1V 3T1 TEL: (416) 298-4276 FAX: (416) 298-4963 Email: tran@dieuassociates.com
	PROJECT: PROPOSED NEW SUPERMARKET 1 CHURCH STREET, 11 CHURCH AND 24732 WOODBINE AVE TOWN OF GEORGINA (KESWICKO)	
	DRAWN BY: C.T.	
	CHECKED BY: C.T. DATE:	
PROJECT: TITLE: A6		



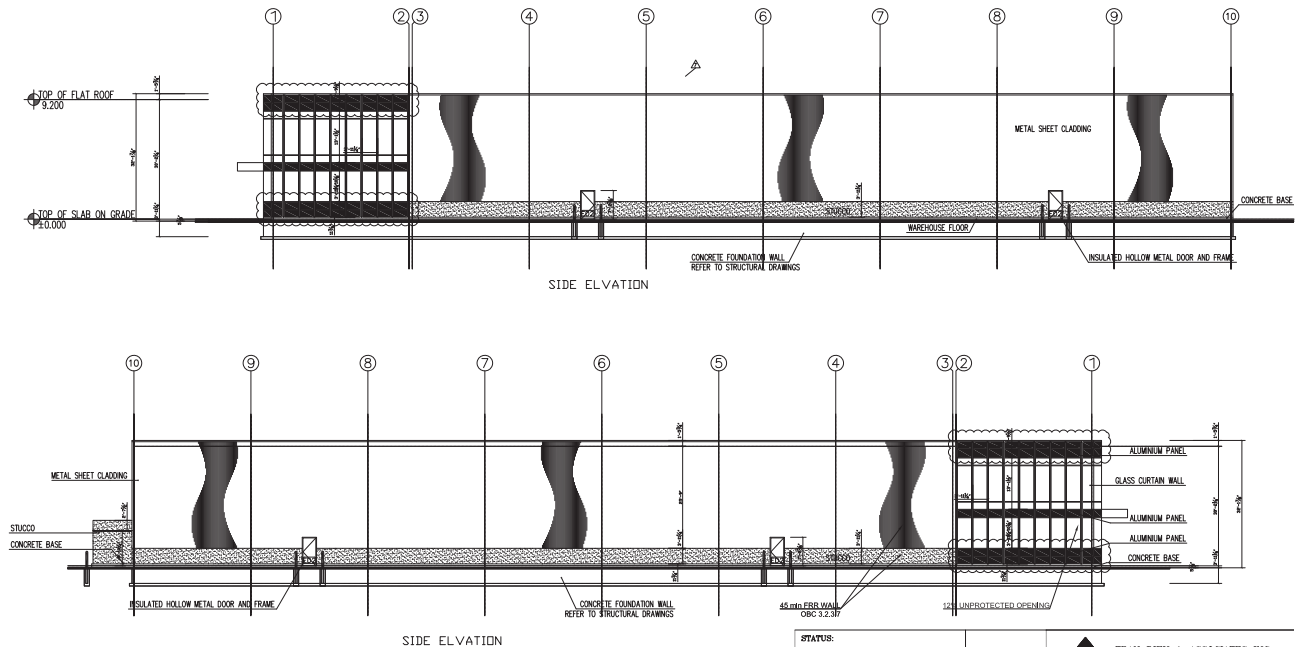
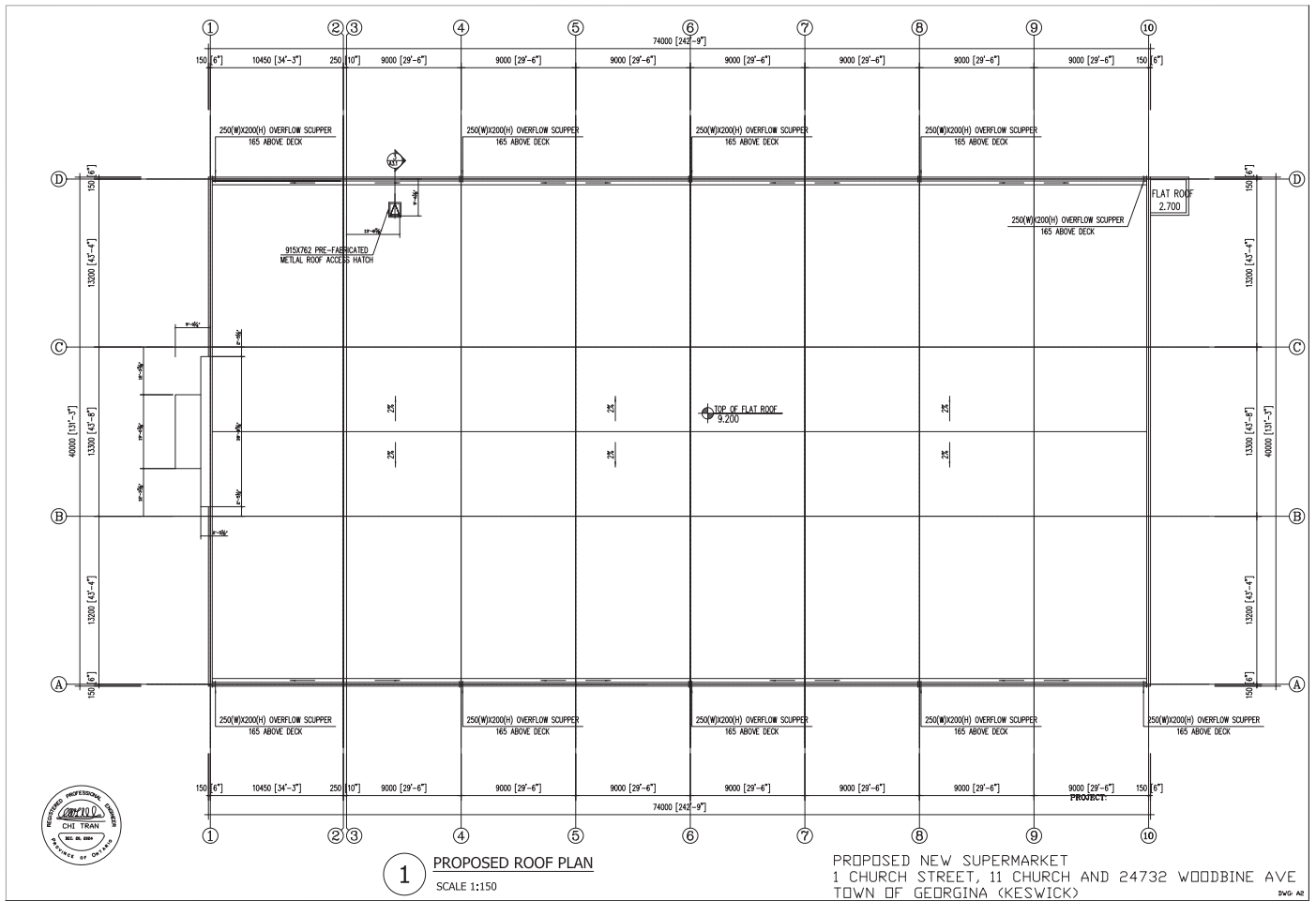
PROPOSED FRONT ELEVATION PLAN

REAR ELEVATION PLAN

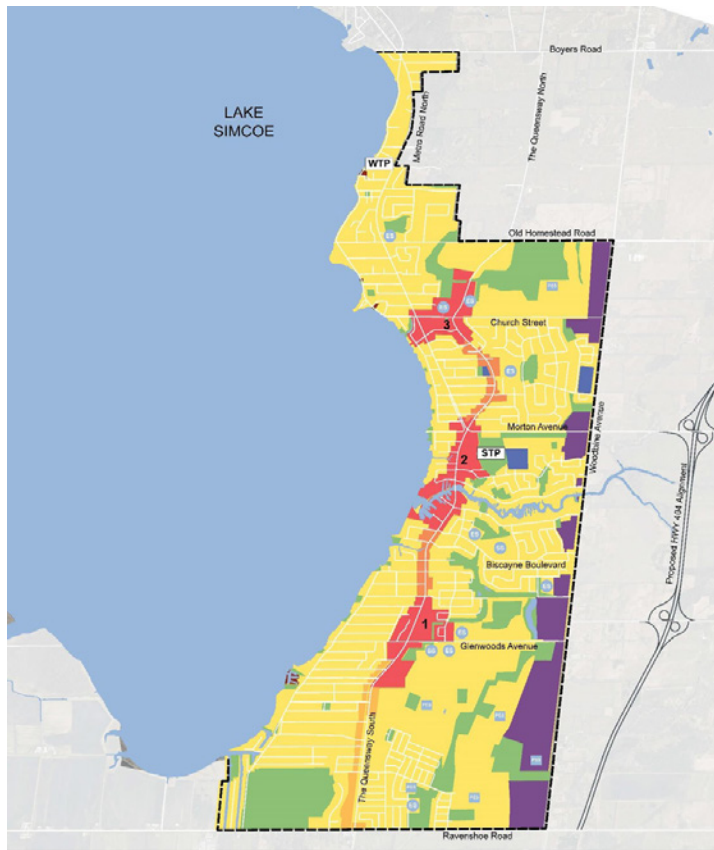


PROPOSED FRONT ELEVATION

STATUS: FOR PERMIT APPLICATION		ISSUED:
	TRAN DIEU & ASSOCIATES INC. 3030 MIDLAND AVE. UNIT 6/7 SCARBOROUGH, ONTARIO M1V 3T1 TEL: (416) 298-4276 FAX: (416) 298-4963 Email: tran@dieuassociates.com	
	PROJECT: PROPOSED NEW SUPERMARKET 1 CHURCH STREET, 11 CHURCH AND 24732 WOODBINE AVE TOWN OF GEORGINA (KESWICKO)	
	DRAWN BY: C.T.	
CHECKED BY: C.T. DATE:		
PROJECT: TITLE: A4		



STATUS: FOR PERMIT APPLICATION		 TRAN DIERU & ASSOCIATES INC. 2025 JELD AND AVE UNIT 4/7 SCARBOROUGH, ONTARIO M1S 2T5 TEL: (416) 298-8275 FAX: (416) 298-8853 Email: tran@trandieru.com
PROJECT: PROPOSED NEW SUPERMARKET 1 CHURCH STREET, 11 CHURCH AND 24732 WOODBINE AVE TOWN OF GEORGINA (KESWICK)		
DRAWN BY: C.T.		
CHECKED BY: C.T.		
DATE:		PROJECT:
TITLE:		DATE:



LAND USE

- Area Boundary
- == Existing Roads
- == Proposed Roads
- == Proposed Hwy 404 Alignment
- Neighbourhood Residential
- Urban Centres
 - 1. Glenwoods Urban Centre
 - 2. Maskinonge Urban Centre
 - 3. Uptown Keswick Urban Centre
- Urban Corridor 1
- Urban Corridor 2
- Tourist Commercial
- Commercial/Employment
- Institutional/Community
- Greenland System
- STP Sewage Treatment Plant
- WTP Water Treatment Plant
- ES Elementary School
- PES Proposed Elementary School
- SS Secondary School
- PSS Proposed Secondary School



LAKE
SIMCOE



CENTURY 21

Miller Real Estate Ltd.

BROKERAGE