

CBRE

RETAIL
INVESTMENT
GROUP

2130 MOUNTAIN GROVE AVE BURLINGTON, ON

FOR SALE FULLY TENANTED RETAIL PLAZA



THE OFFERING

CBRE’s Retail Investment Group is pleased to present 2130 Mountain Grove Avenue, a high-performing retail plaza located at the prominent intersection of Mountain Grove Avenue and Guelph Line in Burlington.

This 25,290 sq. ft. plaza sits on a 2-acre site, offering both stable income and exceptional long-term potential. The property is fully leased to a diverse mix of tenants and benefits from its close proximity to major national retailers including Fortino’s, Food Basics, Giant Tiger, Dollarama, and many others at the nearby Guelph Line and Upper Middle Road retail node.

Nestled within a quiet residential neighbourhood, the plaza enjoys excellent exposure and accessibility along Guelph Line, making it a highly visible and convenient destination for shoppers.

With flexible lease terms and favourable zoning, the site offers significant redevelopment potential, making it an ideal opportunity for investors seeking both immediate income and future upside.

This is a rare chance to acquire a fully leased, income-generating asset in one of Burlington’s most desirable and evolving retail corridors.

PROPERTY DETAILS

ADDRESS	2130 Mountain Grove Ave, Burlington
PROPERTY TYPE	Retail - Storefront
YEAR BUILT	1971
LAND AREA	1.99 Acres
TOTAL GLA	25,290 Sq. Ft.
FRONTAGE	297 Ft.
DEPTH	199.59 Ft.
ZONING	CN2-162
PARKING SPACES	35
UNITS	17
LEASED	100%
POSSESSION	Immediate

ASKING PRICE: \$10,500,000



LOCATION OVERVIEW

EXCELLENT REGIONAL ACCESS

2130 Mountain Grove Avenue provides direct connectivity to the QEW, Highway 403, and convenient access to Highway 407. Its location supports seamless travel across the Greater Toronto and Hamilton Area.

STRONG TRANSIT OPTIONS

Minutes from Burlington GO Station, the site offers efficient connections to downtown Burlington, Hamilton, and Toronto.

ESTABLISHED RETAIL NEIGHBOURHOOD

Surrounded by Burlington Centre and numerous national retailers, the site offers immediate access to shopping, dining, entertainment, and services.

REDEVELOPMENT POTENTIAL

Located within a high-growth intensification corridor, the property is well-positioned for mixed-use redevelopment, blending residential, commercial, and community-focused uses.

HIGH VISIBILITY

With prominent frontage on a main arterial road and strong daily traffic counts, the site offers excellent exposure for future development.

CLOSE TO DOWNTOWN

Just minutes from downtown Burlington, the waterfront, and key employment hubs, the site combines urban connectivity with the appeal of an established residential community.

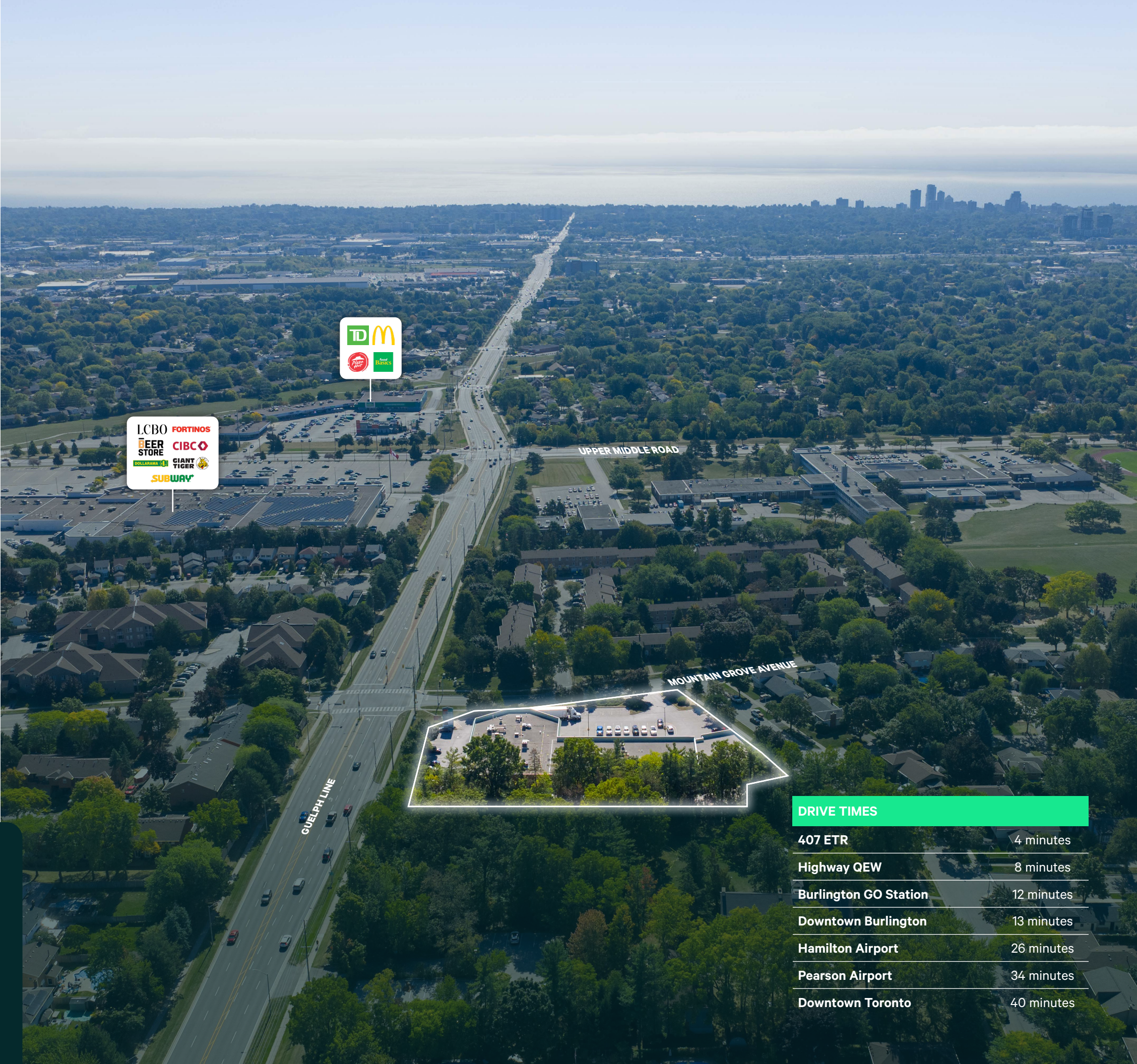
DEMOGRAPHICS

 **\$130,000+**
Average Household Income

 **\$1,000,000+**
Average Household Net Worth

 **199,494**
Residents

 **7,634**
Businesses



DRIVE TIMES

407 ETR	4 minutes
Highway QEW	8 minutes
Burlington GO Station	12 minutes
Downtown Burlington	13 minutes
Hamilton Airport	26 minutes
Pearson Airport	34 minutes
Downtown Toronto	40 minutes

ZONING OVERVIEW

The Site is located in the Neighbourhood Commercial “CN2-162” Zone in the City of Burlington Zoning By-law. The site-specific exception 162 permits one fast food restaurant with restrictions on location and size.

AS OF RIGHT ZONING

- Building height of 3 storeys up to a maximum of 12m
- Non-residential floor area of 300 m2 maximum/retail use, 1200 m2 maximum/use for all other uses
- Residential uses permitted above the ground floor; Where dwelling units are located on the second or third floors, a minimum amenity area of 20 m2 per unit shall be provided.

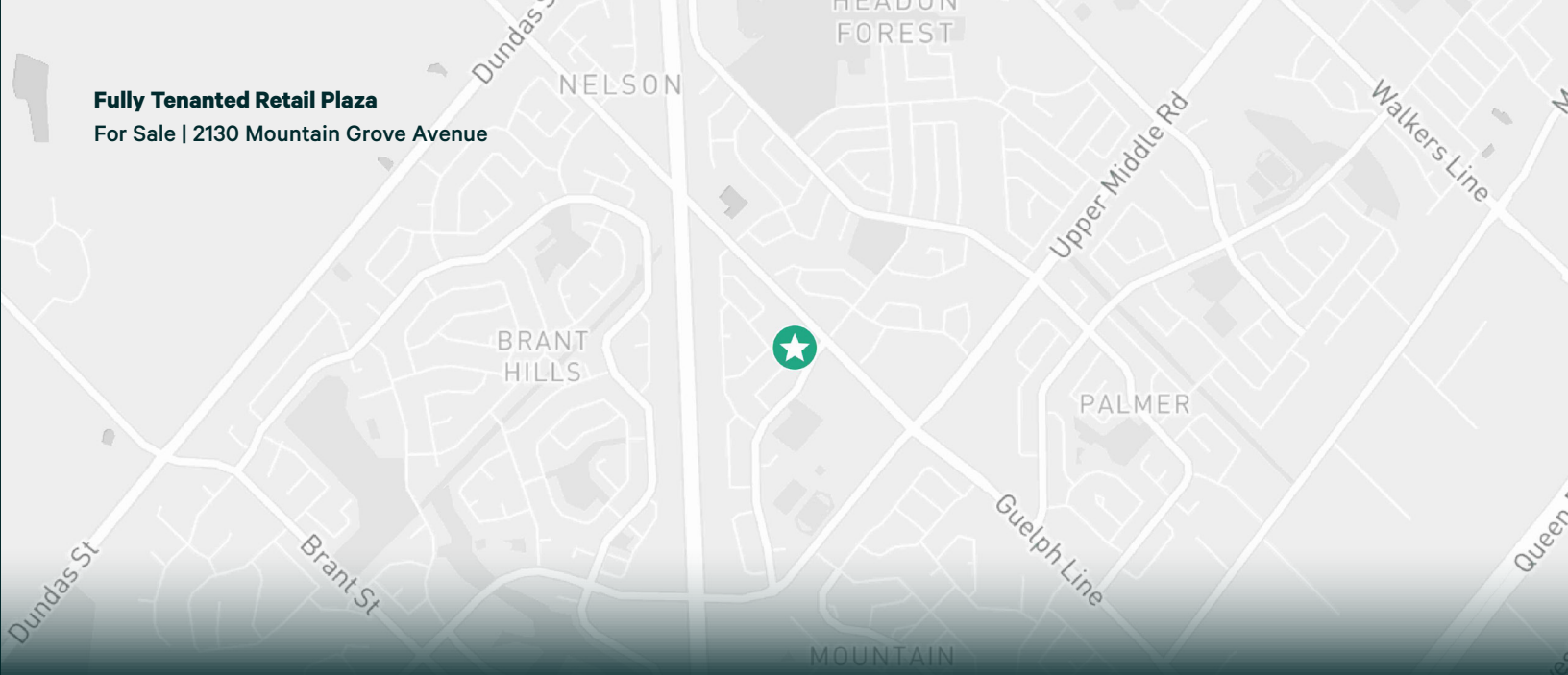
Permitted Uses

- Convenience/Specialty Food Store
- Other Retail Stores
- Convenience Restaurant
- Veterinary Services (*outdoor shelters, etc. not permitted)
- Other Service Commercial Uses
- Banks, Trust Companies, Credit Unions
- Outdoor Patio
- All Office Uses
- Community Institution
- Motor Vehicle Service Station
- Retail Propane Facility



Fully Tenanted Retail Plaza

For Sale | 2130 Mountain Grove Avenue



Offering Process

CBRE Limited ("CBRE") has been retained as the exclusive advisors to seek offers for the disposition of the property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving information on the offering. For more information on the offering process please contact one of the agents. Please refer to the Confidential Information Memorandum (CIM) located in the online Data Room for more information on the sale process.

**OFFERS WILL BE CONSIDERED AS OF
12:00PM ON TUESDAY, OCTOBER 21, 2025**

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