

5,000 SF

High Visibility End-User Opportunity



 **CUSHMAN & WAKEFIELD**
Capital Markets

FOR SALE

79 MAIN STREET EAST, GRIMSBY

PROPERTY DETAILS

Address	79 Main Street East, Grimsby
PIN	460250163
Legal Description	LT A TP PL 63 NORTH GRIMSBY; GRIMSBY
Land Area	10,796 sf
Frontage	Main Street East: Approx. 75 ft Maple Avenue: Approx. 143 ft
Building Size	Level 1: 2,348 sf Level 2: 2,584 sf Total: 4,932 sf (gross)
Zoning	Convenience Commercial - CC
Official Plan	Residential

INVESTMENT HIGHLIGHTS



End User Opportunity

The subject Property offers potential owner occupier purchasers the opportunity to acquire an approx, 5,000 square foot vacant building with 17 offices built out within the space. The building resides on nearly 11,000 sf of land which allows for ample on site surface parking. Additionally the subject Property is designated as “Convenience Commercial” which allows for a number of permitted uses including a Convenience Store, Clinic, Day Care Facility and Personal Service Shop.

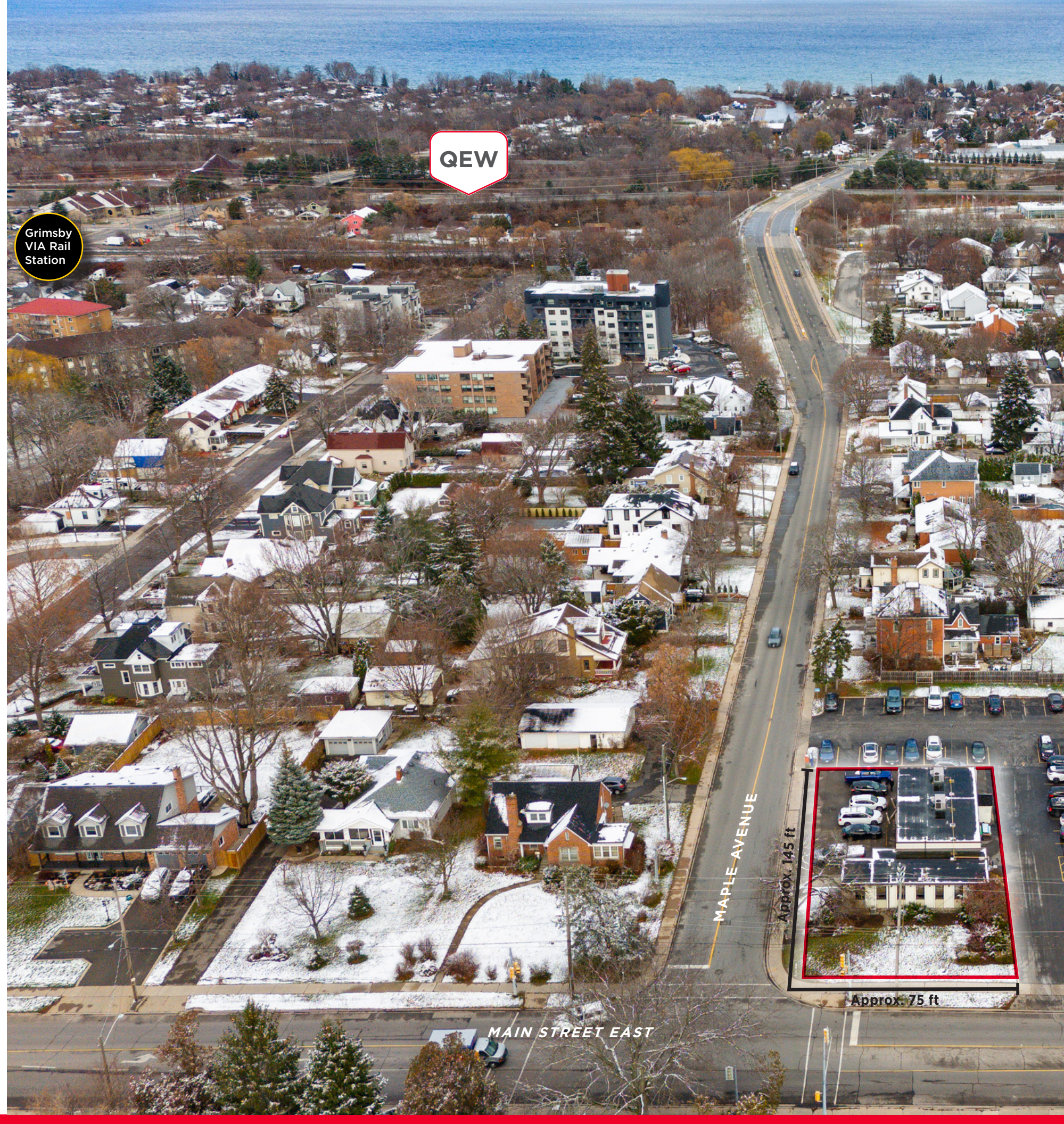


Convenience Commercial Zoning

The subject Property is designated as “Convenience Commercial” which allows for a number of permitted uses including:

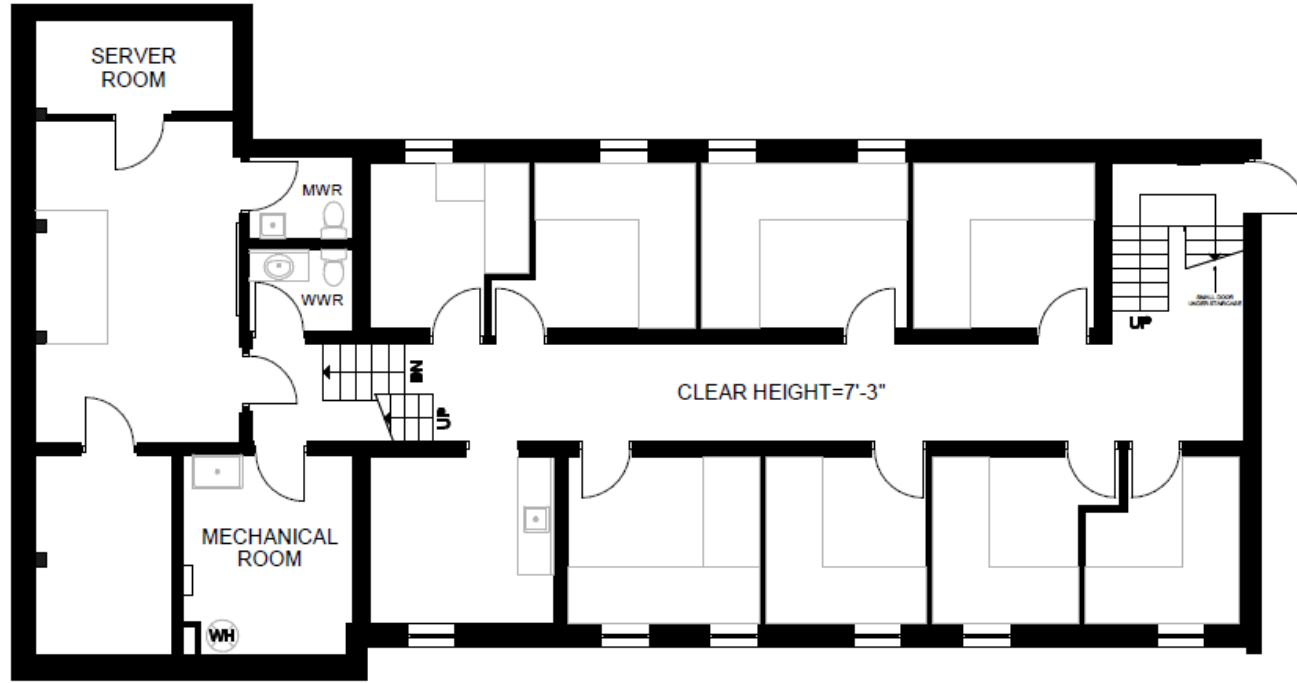
- Bakery Shop
- Bank
- Convenience Store
- Clinic
- Day Care Facility
- Laundromat
- Personal Service Shop
- Takeout Restaurant

These permitted uses allow for a number of professional businesses to operate within the space including medical practitioners, dentists, osteopaths, other drugless practitioners, barber shops, beauty salons, hairdressing shops and other personal services.



FLOOR PLANS

Level 1 - 2,348 sf



Level 2 - 2,584 sf

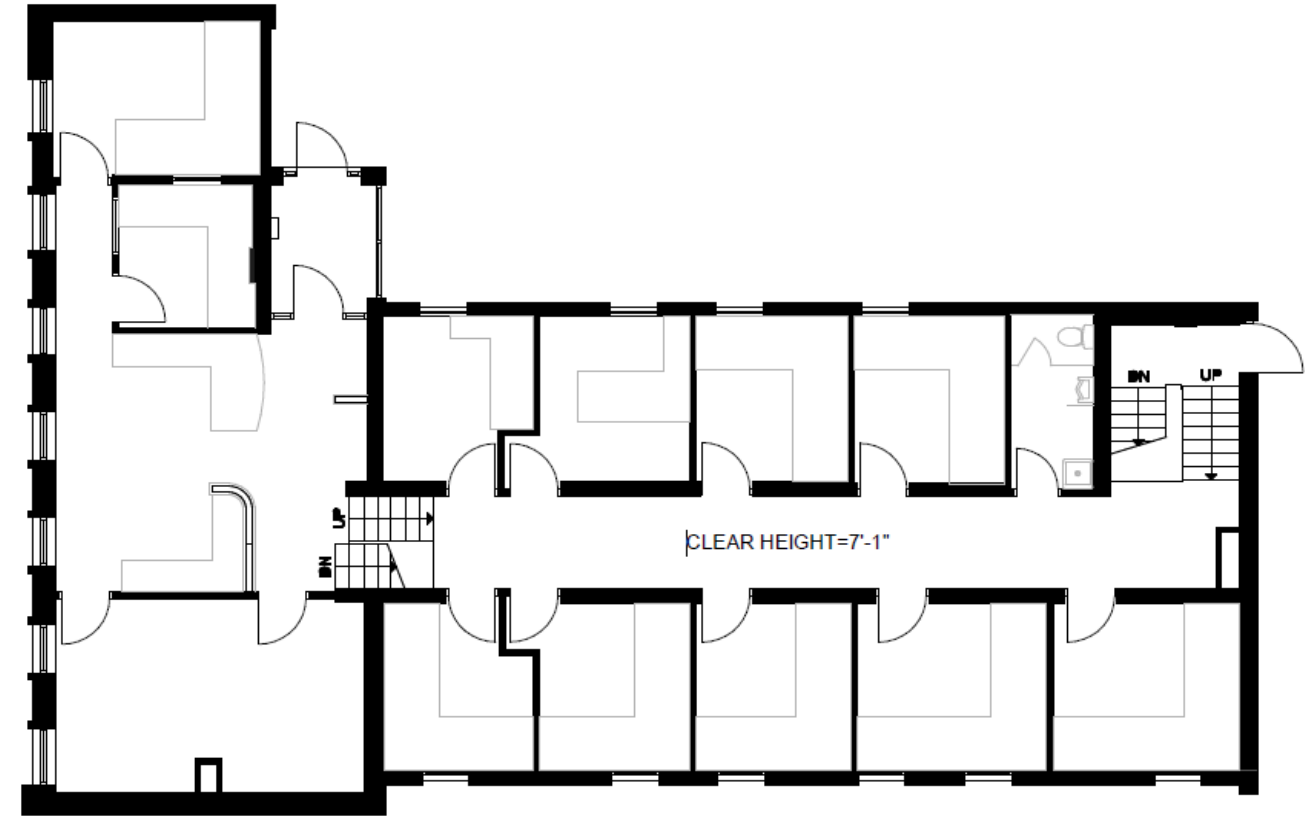


PHOTO GALLERY



STRATEGIC LOCATION

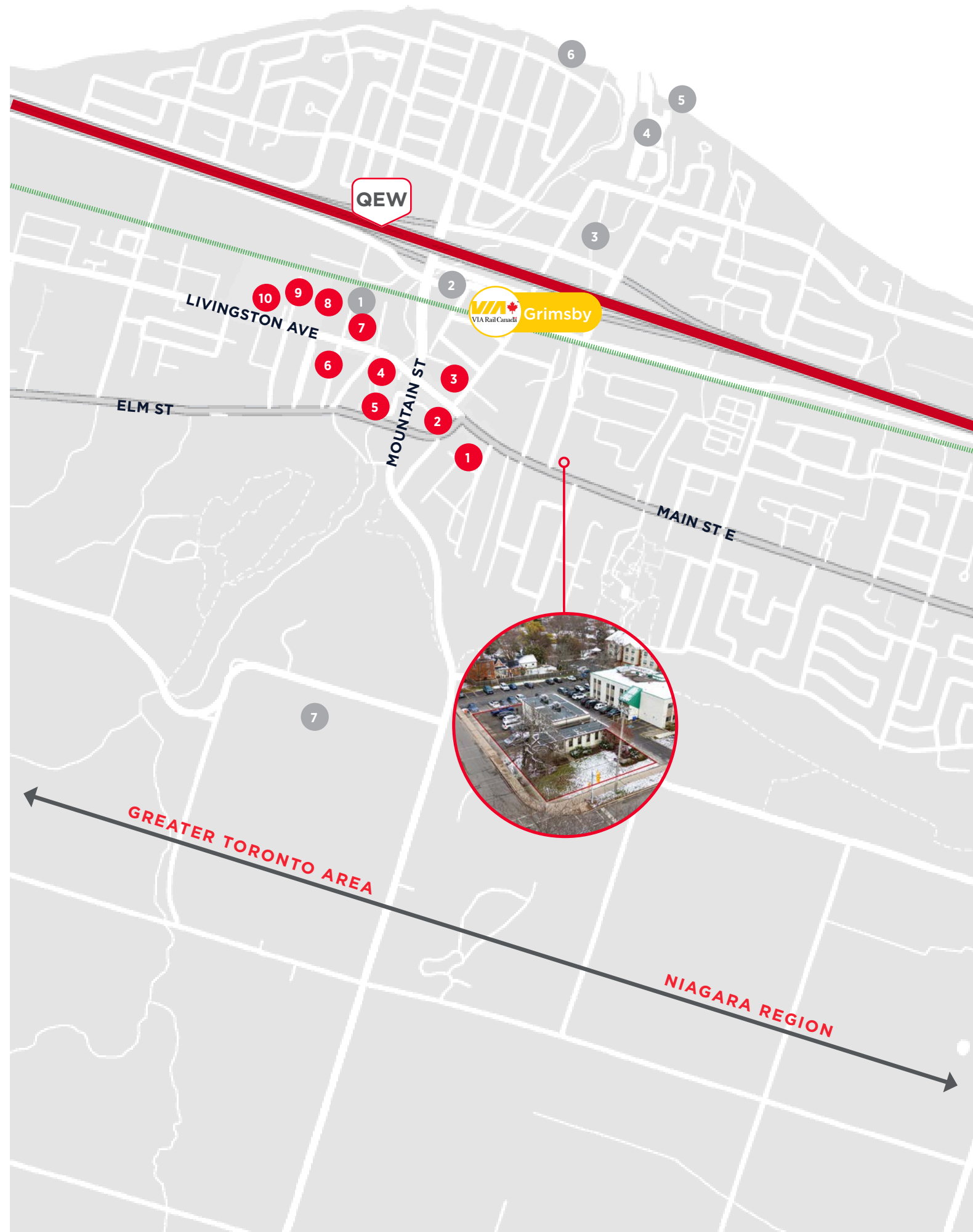
Located along Main Street East with 75 ft of frontage, the subject Property benefits from increased visibility due to it's corner location. The Property is also situated within close proximity to a number of other professional uses and is less than 500m from Downtown Grimsby. The Grimsby VIA rail station is also only 850m from the subject Property or a 10 minute walk.

AREA AMENITIES




- 1 Station 1 Coffeehouse
- 2 LCBO
- 3 Giant Tiger
- 4 BMO Bank of Montreal
- 5 Food Basics
- 6 Tim Hortons
- 7 Shoppers Drug Mart
- 8 Sobey's
- 9 Canadian Tire
- 10 Mark's

PARKS & LEISURE


- 1 Grimsby Tennis Club
- 2 Grimsby Skate Park
- 3 Forty Mile Creek Park
- 4 Lakecourt Marine
- 5 Nelles Beach
- 6 Whittaker Park
- 7 Beamer Memorial Conservation Area



AREA DEMOGRAPHICS - 5KM

- 
25,488
 Population
- 
\$126,464
 Average Household Income
- 
44
 Median Age

DRIVE TIMES

	
Grimsby Via Rail Station	2 mins
Queen Elizabeth Way	2 mins
St Catharines	20 mins
Niagara Falls	27 mins
Hamilton	29 mins
Toronto	1 hr

SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 79 Main Street East, Grimsby, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as received basis.

PRICE

The Property is offered for sale at a price of \$1,995,000

SUBMISSIONS

Offers are to be submitted to the listing team at:

Joel Goulding, Reilly Hayhurst & Mike Murray

Cushman & Wakefield ULC
161 Bay Street, Suite 1500
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