



For Lease • Retail

321 Main Street E

Grimsby • Ontario

Lennard: •

200-55 University Avenue, Toronto
416.649.5920

Spectacular Retail Opportunity

321 Main Street E

Grimsby, Ontario

Strategically located on Main Street East (Hwy 81), this prominent corner property offers excellent visibility and direct access to the QEW, linking Hamilton with the Niagara Region.



Address

321 Main Street E
Grimsby, ON

Year Built

2005



Site Area

2.45 Acres

Building Size

28,646 SF

plus gated outdoor storage at rear (approximately)

Frontage

225 FT



Availability

Contact Listing Agent



Shipping

1 Truck Level

1 Drive-In



Net Rent

\$16.95 PSF PA

TMI (2025)

\$6.21 PSF PA

TMI Breakdown

Property Tax

\$4.08 PSF

Maintenance

\$0.90 PSF

Admin Fee

\$0.81 PSF

Insurance

\$0.42 PSF



Legal Description

Pt Lt A East Gore North Grimsby, Pts 2 & 4, PI 30R14560;
Secondly: Pt Lt 1 Con 1 North Grimsby, Pt Lt A East Gore North Grimsby, Pt 1, 30R11601 Except Pt 2, 30R11809 Together With An Easement Over Pts 1 & 3, 30R14560 As In NR393690 Together With An Easement Over Pt 9, 30R7473 As In NR236463 Town Of Grimsby



Zoning

CS – Service Commercial Zone

(Permitting many uses including commercial, retail, automotive, hotel, accessory outdoor sales area and covered outdoor storage)



Listing Agents

Richard Turner**

Partner

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Yash Kumar*

Executive Vice President

905.917.2031 • yash@lennard.com

*Sales Representative **Broker

321 Main Street E

Grimsby, Ontario

Construction

Concrete slab on grade with concrete block masonry foundation walls

HVAC

Heating and cooling is provided by roof mounted HVAC systems

Roof

Built-up asphalt (tar and gravel)

Lot Size

2.45 Acres

Environmental & BCA

Phase 1 Environmental - Stantec (2022)

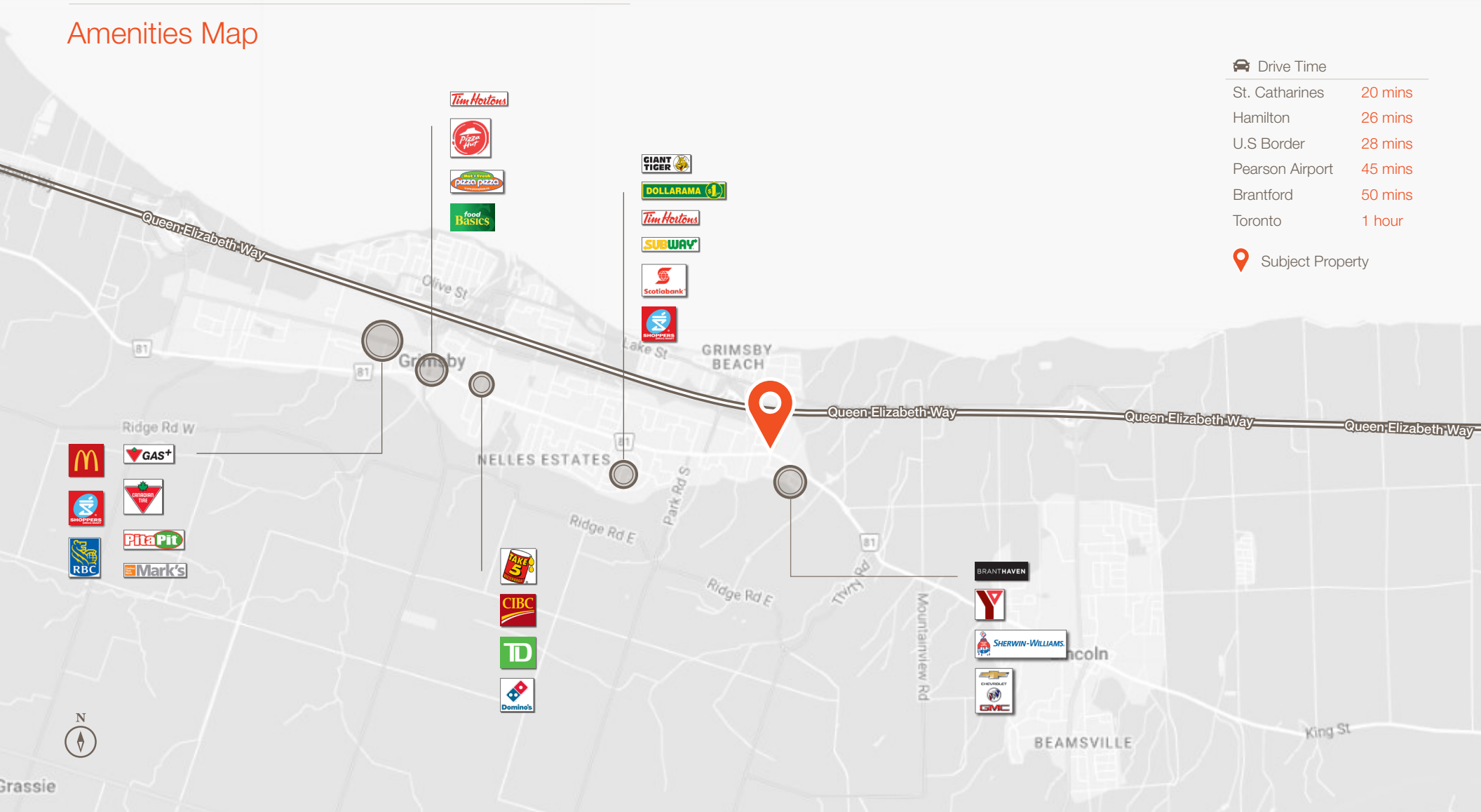
Building Condition Assessment - Stantec (2022)



321 Main Street E

Grimsby, Ontario

Amenities Map



🚗 Drive Time	
St. Catharines	20 mins
Hamilton	26 mins
U.S Border	28 mins
Pearson Airport	45 mins
Brantford	50 mins
Toronto	1 hour
📍 Subject Property	

321 Main Street E

Grimsby, Ontario

Site Plan

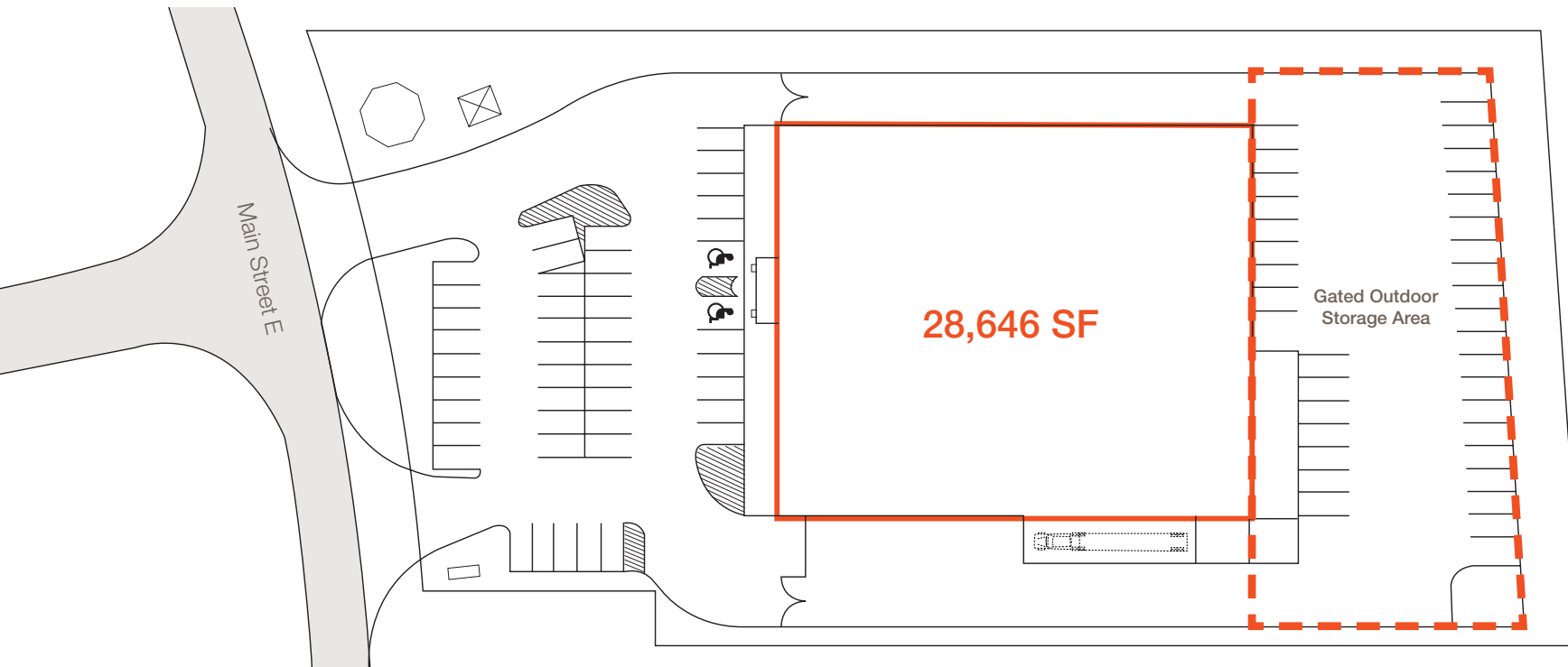
2.45 Acres

Building Size

28,646 SF

Shipping Doors

1 Truck Level * 1 Drive-In



Grimsby, Ontario

321 Main Street E

Grimsby, Ontario



Lennard's

321 Main Street E , Grimsby, ON • 7

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.
Lennard Commercial Realty, Brokerage.

