

Multi-Tenant Retail Plaza
GUELPH STREET, GEORGETOWN
Halton Hills, ON




URBAN LAND GROUP
GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

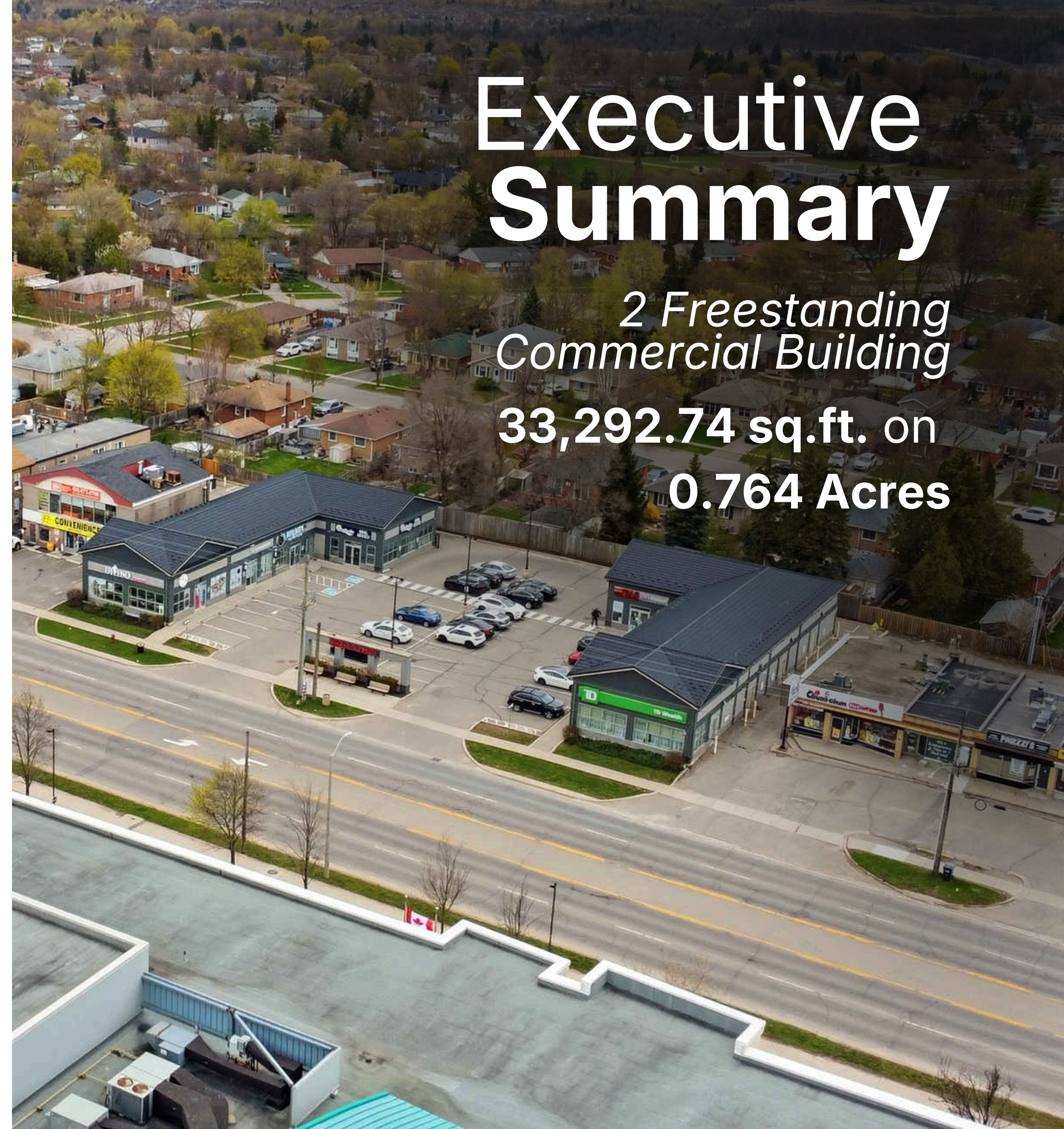
The site represents an opportunity to acquire a multi-tenant commercial property totaling 33,292.74 sq.ft (0.764 acre) comprising two commercial buildings with eight units in Georgetown, Ontario.

The property features a well-maintained, move-in ready configuration suited to a broad range of professional and service-oriented uses including medical clinics, legal and accounting practices, personal services, and boutique retail. The Property benefits from high visibility and strong daily traffic along the Guelph Street corridor, situated directly across from Christ the King Catholic Secondary School.

The site offers convenient access to Highway 7, a primary east-west commercial artery, and ample on-site parking for tenants, clients, and staff. Zoned GCN3 (44) General Commercial, the Property permits a diverse mix of commercial uses. The surrounding plaza features an established tenant mix of professional and service-based businesses, creating a complementary operating environment.

Located within the Town of Halton Hills, one of the Greater Toronto Area's fastest-growing municipalities, the Property is well positioned to benefit from continued population growth and commercial demand along the Georgetown corridor.

****Buyer is responsible to confirm all the details.**



Executive Summary

2 Freestanding Commercial Building

33,292.74 sq.ft. on
0.764 Acres

Investment Highlights

- **Multi-Tenant Retail Plaza totaling 9,413 SF (2 Buildings)**
- Site Area of 33,292.74 sq.ft (0.764 acre) shared with 156 Guelph St.
- **Constructed in 2011 with modern commercial construction**
- Four-Unit Configuration: 1,200 / 645 / 825 / 2,020 SF — flexible bay sizing
- **~40 Surface Parking Stalls (shared) with 3 driveway accesses**
- Full Sprinkler System, Gas Forced Air, A/C per unit, municipal water/sewer
- **Flexible Zoning – GCN3(44) General Commercial (full retail and professional uses)**
- Excellent Visibility on Hwy 7 / Guelph Street with 211 ft of frontage
- **Direct Public Transit Access on Major Highway corridor (Hwy 7)**
- Located in Georgetown, the principal urban centre of Halton Hills (population 64K+)
- Development Optionality — Mixed Use OP designation; Guelph Street Corridor Secondary Plan in preparation



Building	Units	GFA
156 Guelph (Building 1)	156-1 (1,038) + 156-2 (840) + 156-3 (825) + 156-4 (2,020)	4,723 SF
158 Guelph (Building 2)	158-1 (1,200) + 158-2 (645) + 158-3 (825) + 158-4 (2,020)	4,690 SF
Combined GFA		9,413 SF

Area Overview



Georgetown GO Station
7 min drive · Union Station ~75 min

QUEEN ST

MAPLE AVE

Dominion Gardens Park
3 min walk · Splash pad, gardens · 4.7★

★ **SUBJECT PROPERTY**
158 GUELPH ST, GEORGETOWN, ON

Real Canadian Superstore
2 min walk · Open daily 7am-11pm

FreshCo Georgetown
7 min drive · 4.4★

Symposium Café Georgetown
5 min drive

Mountainview Medical Centre
2 min drive · Walk-in · 4.2★

Georgetown Marketplace
5 min drive · Sport Chek, Winners, Food Court · 4.2★

Holy Cross Catholic School
5 min drive · HCDSB

HWY 7

TORONTO GUELPH

St. Francis of Assisi School
6 min drive · HCDSB

Georgetown Hospital
8 min drive · 24hr Emergency · Halton Healthcare

PRINCESS ANNE DR

Nearby Major Retailers

		CrossFit		
<i>Tim Hortons</i>	<i>Osmo's</i>		Pita Pit	SYMPOSIUM RESTAURANT & LOUNGE

Transportation

	Commuter Rail		
	Georgetown Go Station Rail	15 min walk	0.9 mi
	Mount Pleasant Go Station Rail	13 min drive	5.5 mi
	Acton Go	16 min drive	8.6 mi
	Lisgar Go Station Rail	17 min drive	8.7 mi
	Meadowvale Go Station Rail	23 min drive	11.3 mi

LEGEND

- Subject Property
- Nearby Amenity
- Main Roads
- Highway



Property Location

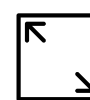
The Property is located along Highway 7 (Guelph Street), the busy commercial arterial that crosses Georgetown, connecting Halton Hills to the west and Brampton, Mississauga, and the Greater Toronto Area to the east. The asset is well positioned at the signalized intersection of Mountainview Road, directly across from Christ the King Catholic Secondary School and the Real Canadian Superstore grocery anchor, with 211 ft of frontage on the corridor.

Guelph Street is mostly developed with established commercial, retail, professional, and institutional uses along with traditional multi-residential and single-family neighbourhoods. The Property conveniently sits just 12 kilometers from Highway 401 via Trafalgar Road and 3 kilometers from the Georgetown GO Station (Kitchener Line), offering quick access and excellent transportation connectivity to Toronto Union Station and the broader GTA.

Georgetown is the principal urban centre of Halton Hills, part of the Regional Municipality of Halton, and has experienced significant growth over the past decade due in part to its geographic location between the Greater Toronto Area and the Guelph-Kitchener-Waterloo corridor, with continued residential intensification anchored by the 1,000-acre Vision Georgetown community currently entering construction.



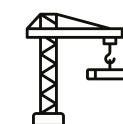
Guelph Street, Georgetown,
ON L7G 4A6



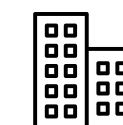
**Site Area: 33,292.74
sq.ft. on 0.764 Acres**



Zoning: GCN3(44) General
Commercial



**Year Built:
2014**

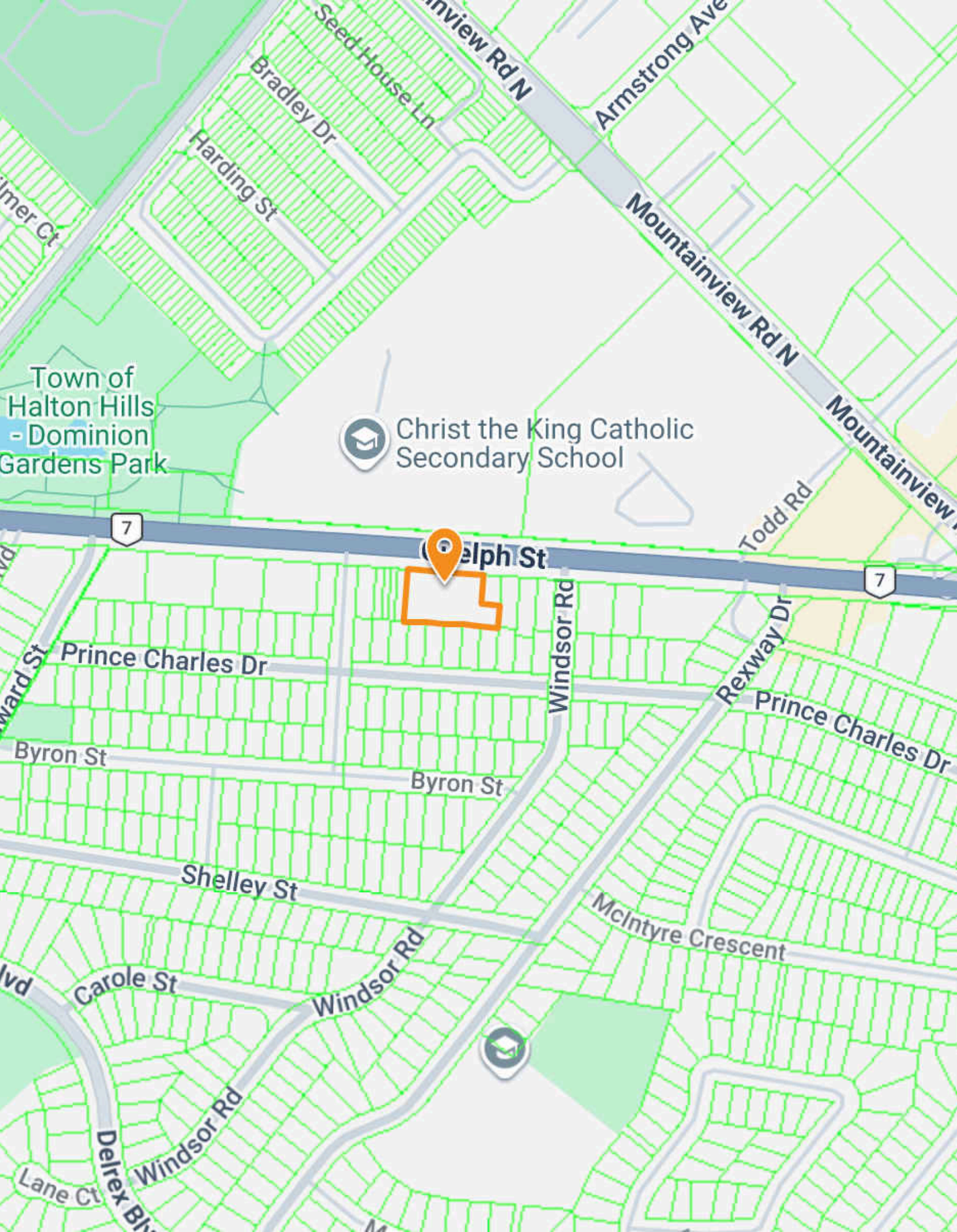


2 Commercial/Retail
Buildings



**8
Units**

Zoning



Base GCN3 Zone (Community Node 3)

The GCN3 zone is intended as a neighbourhood commercial / mixed-use node, generally permitting:

- Retail and service commercial uses
- Medical offices / clinics
- Personal service establishments
- Restaurants / food establishments
- Commercial recreation / fitness uses
- Offices (business & professional)
- Day nurseries / childcare
- Institutional-type uses (limited scale)
- Accessory uses to the above
-

This aligns with planning reports confirming that GCN3 supports medical, retail, and service commercial uses.

The **"(44)"** is a site-specific exception in Table 13.1 of the zoning by-law.

Key point:

- GCN3(44) = GCN3 permitted uses PLUS site-specific modifications
- These modifications typically affect:
 - Additional permitted uses OR
 - Restrictions on certain uses
 - Parking, setbacks, or building form

Taxes

Property is **MPAC code 430** — Neighbourhood Shopping Centre, commercial class, assessed at **\$2,792,000** (still on the 2016 base year - Ontario hasn't reassessed).

2025 actual (Shopping Centre / ST class, urban rate):

Halton Hills 2025 final total urban tax rate for Shopping Centre class is 1.939390% (Town 0.700736% + Hospital 0.001463% + Region General Services 0.461492% + Region Waste 0.005147% + Education 0.770552%).

2026 estimate:

Halton Hills' 2026 budget targets a blended property tax increase of approximately 5% (Town portion 3.5%, plus Region and Police adders, with education TBD).

\$56,800 (2026 estimated)	\$9.50/sq.ft. (TMI)
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Net Operating Income

NOI Build — Stabilized (All Units Leased)

Unit	Tenant	SF
156-1	TD Wealth	1,038
156-2	AzSURE	840
156-3	Samaan Dentistry	825
156-4	Medicare	2,020
158-1	Tutti Frutti	1,200
158-2	Crown & Comb	645
158-3	BuildApe	825
158-4	Assuming leased at the asking rate	2,020
Total		9,413

Stabilized NOI

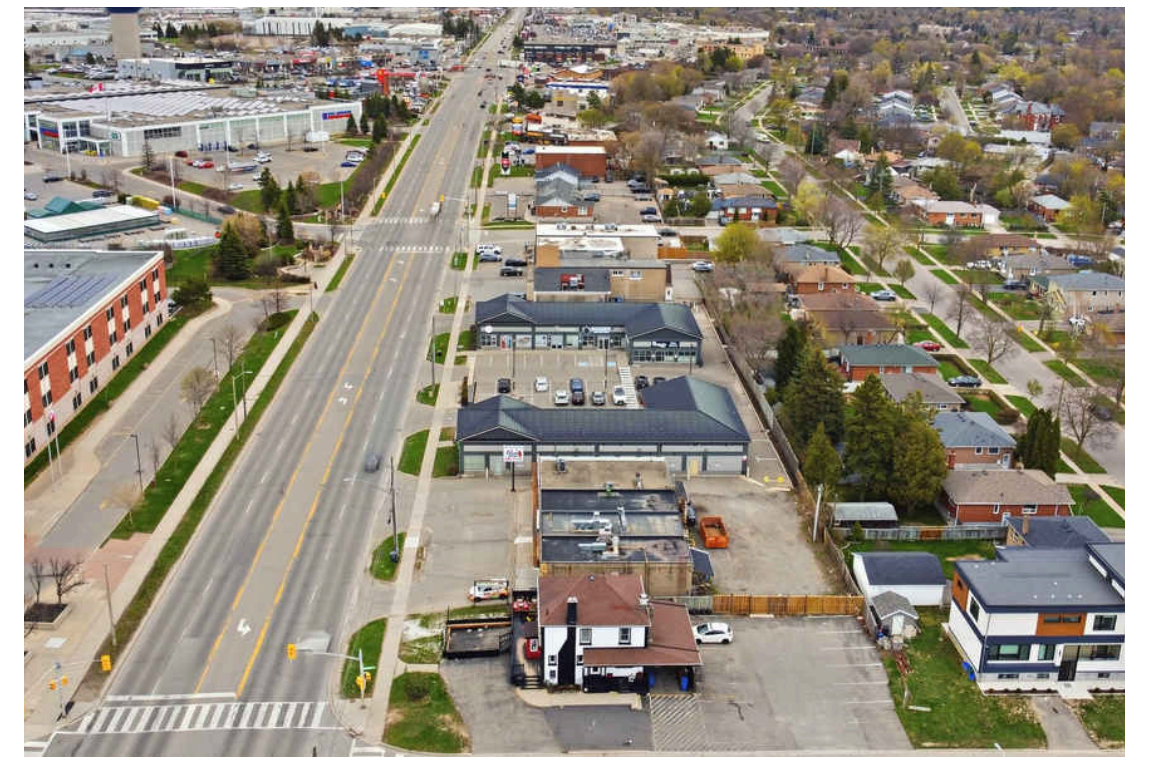
\$308,171

Cap Rate

5.60%

Calculation: Stabilized NOI ÷ Asking Price = CAP Rate — based on contractual base rent at full lease-up of all 8 units. Excludes operating cost recoveries (TMI charged separately on net basis).

Property Photos



Property Photos



Property Photos



Our Land *Expert*



Sunny Gawri

*Founder | REALTOR®
Land Specialist/Consultant*

Sunny Gawri is a seasoned real estate professional specializing in residential and commercial developments across Ontario. Based in Oakville and active in real estate since 2013, he brings over a decade of industry experience with a strong focus on land development, investment, and value creation.

As the Founder of Urban Land Group, established in 2023, Sunny leads transformative land development and investment initiatives across Ontario. He is known for identifying growth opportunities, analyzing market trends, and navigating the complexities of planning and development to deliver customized strategies that create long-term value for clients. His expertise includes strategic land acquisition and disposition, financial pro forma analysis, underwriting, marketing campaigns, and development advisory.

Prior to launching Urban Land Group, Sunny served as Vice President and Partner at Sphere Developments Inc. from 2020 to 2023, where he played a key role in residential development projects. His responsibilities included coordinating land acquisitions, securing municipal approvals, raising equity and project capital, and overseeing marketing initiatives. During this time, he worked closely with city officials, consultants, and planners to help streamline development timelines and advance projects efficiently.

Sunny's experience spans condominiums, townhomes, freehold developments, commercial properties, retail, industrial, and medical building opportunities. He is highly experienced in zoning, planning processes, highest and best use analysis, feasibility studies, and guiding projects from entitlement through approvals. He has overseen more than \$46 million in development capital, achieved strong historical investor returns, and contributed to multiple low-rise residential developments in the Greater Toronto Area, including two townhouse projects valued at over \$50 million each.

With a strong commitment to transparency, investor communication, and hands-on client involvement, Sunny remains focused on creating value through insight-driven strategies and a deep passion for real estate development.

Going Beyond the Transaction.

Areas of Expertise

Areas of Expertise:

- Real Estate Development
- Land Development Advisory
- Extensive Due Diligence Experience
- Zoning Entitlements
- Construction Management
- Financial Proforma Analysis
- Acquisitions/Dispositions
- Underwriting, and Highest & Best Use Analysis
- Market Research
- Land Acquisition
- APS Contracts
- Negotiations
- Joint Ventures
- Capital Raising
- GPLP Structures
- Project Management Assistance

Categories:

Land Development & Acquisition:

- Greenfield development
- Secondary-plan lands
- Infill redevelopment sites
- Severances & minor variances
- Parcel assembly & land banking
- Highest-and-best-use (HBU) analysis
- Servicing capacity checks & municipal infrastructure review
- Environmental due-diligence interpretation (Phase I/II)

Residential Development:

- Low-rise (townhomes, stacked towns, semis, singles)
- Custom Home Lots
- Mid-rise & mixed-use residential
- Conceptual massing & unit-mix optimization
- Cost-efficient unit design and layout planning
- Pre-consultation preparation & development application strategies
- CMHC MLI Select financing strategy & pro-forma building

Commercial, Retail & Mixed-Use:

- Commercial redevelopment (plazas, standalone buildings)
- Retail value-add & repositioning
- Mixed-use intensification (residential + commercial)
- Medical office buildings (MOBs)
- Understanding foot-traffic, visibility & tenant mix
- Lease analysis and market absorption

Industrial & Employment Lands:

- Light industrial buildings
- Warehouse/distribution land
- Employment area due-diligence
- Zoning compliance & permitted-use strategies
- Conversions or rezonings where applicable

Key Projects & Transactions

- **154 Riverside Drive:** Inspired urban townhomes in Welland near the Welland Canal, with 138,720 SF GFA and 120 units.
- **Oakville Towns:** Five executive townhomes in Bronte Village, Oakville, with floor plans from 2,700 to 3,200 sf and completed in 8 months.
- **Mineola:** Custom 5,000 sq ft home in Mississauga with 4+1 bedrooms and 5 bathrooms, featuring high ceilings and home theater, completed in 15 months.
- **Old Milton:** Custom-built 3,400 sq ft home in Milton with 4 bedrooms and 3.5 bathrooms, completed in 12 months.
- **Stonegate-Queensway:** Custom-built modern 2,600 sq ft home in Queensway Village with 3+1 bedrooms and 2 bathrooms, completed in 13 months.
- **2154 Walkers Line, Burlington:** Nine-unit project with three-bedroom homes starting from 1,750 SF, located near parks and Millcroft Country Club.
- **Georgetown:** Nine luxury bungalow townhomes starting from 1,750 sq ft, each with two-car garages and spacious floor plans.
- **Maplehurst Ave., Oakville, ON:** Custom Home Development in one of South Oakville's most prestigious neighbourhoods
- **16 Melbourne Avenue:** Lot 16 – A brand-new modern townhome community at 16 Melbourne Avenue, St. Catharines, blending nature, connectivity, and everyday convenience in the heart of the Niagara Escarpment.
- **455 Welland Ave.:** A mixed-use urban townhome community at 455 Welland Avenue with 248 units, retail at grade, and walkable access to amenities and waterfront.
- **526 Ontario Road:** An 86-unit purpose-built rental townhome community at 526 Ontario Road, Welland, blending walkable urban convenience with nearby parks, trails, and the Welland Canal.
- **875 Kingston Rd.:** A 17-storey mixed-use condo development at Kingston & Fairport in Pickering, offering prime connectivity, walkable amenities, and direct access to Highway 401.
- **1898 & 1900 Rymal Rd., East:** Modern purpose-built rental living with retail convenience and contemporary design in the heart of Hamilton.



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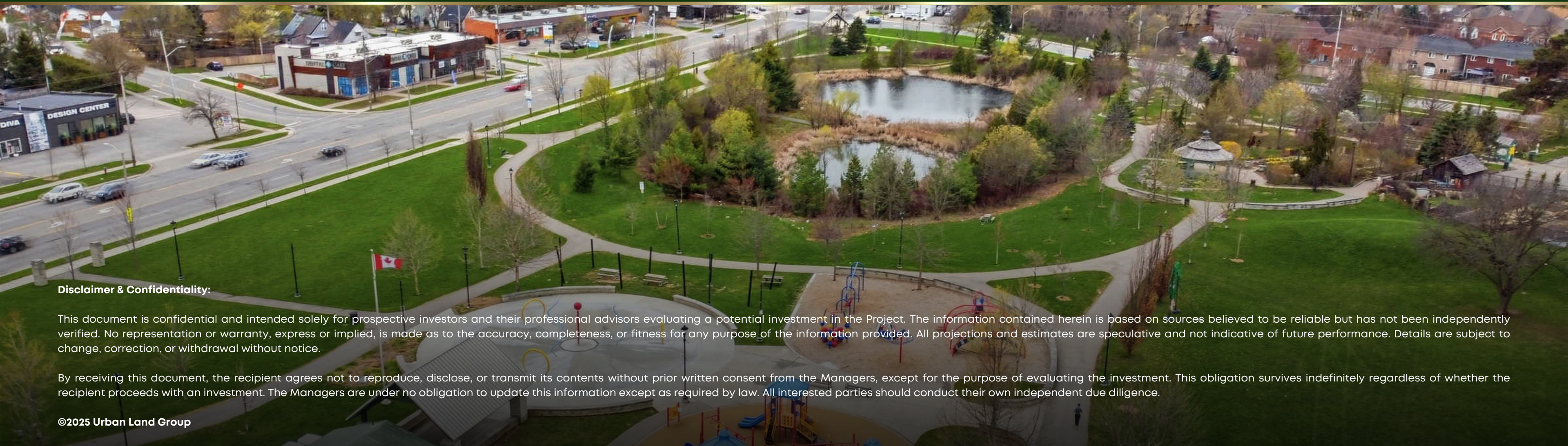
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