

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

114-116 Main Street, Erin



For Sale: Retail / Commercial Space

- Central Main Street exposure on best side of street
- Municipal parking lot nearby
- Many Commercial uses permitted
- ± 3,001 sf main floor, ± 3,001 sf basement = 6,002 sf total
- Space could be split and/or second floor added

45 Mountainview Road N, Georgetown



For Sale: Car Sales and Service Building

- ± 4,629 sf car sales and service building on ±0.45 acres
- Prime Mountainview Road N, exposure near car dealers
- Oversize lot - excess land
- Second floor office space
- Shop equipment and business may be available separately

20 Side Road, Halton Hills



For Sale: Land Available

- ± 79.69 acres (as per MPAC) with ± 12.5 acres workable
- Triangular shape lot which includes a creek that runs through the property
- Build a custom home or hold as investment
- Zoning: EP2 (Environmental Protection two) and NEC (Niagara Escarpment Commission)

AVAILABILITIES REPORT



For information, contact:

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Please call me if your upcoming need is a match for one of these properties or if you wish to list your property for sale. This is not intended to solicit properties already listed, nor clients who have signed Buyer Agency Agreements.

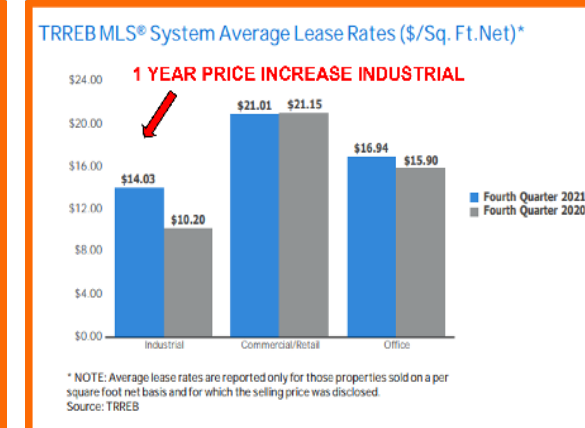
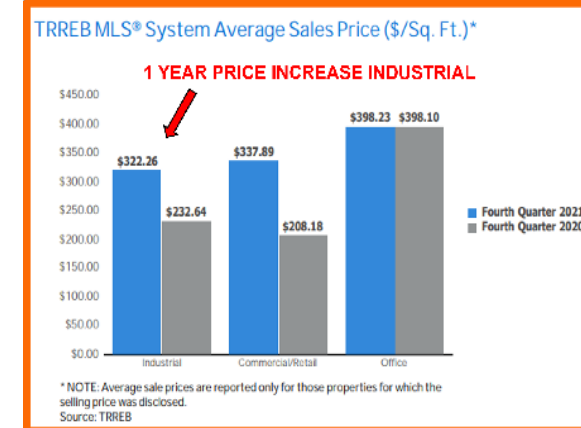
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Q1 2022 IN REVIEW

- Lack of available industrial product continues to be the biggest issue for buyers and continues to drive exceptionally high prices especially for properties where trucks can be stored
- The rise in sale prices is only exceeding by the rate of rise of lease prices. Call us if you would like to receive some information on pricing for the type of property you use
- Lending institutions are very sensitive to the rising prices as in a recession they might fall again
- Banks are becoming much more demanding with mortgage qualification and documentation
- Closing dates have become exceptionally difficult and it is rare that a sale closes on time



Q4 2021 average per square foot net lease rates, for transactions with pricing disclosed, were in line with or higher than the averages reported for Q4 2020. The average industrial lease rate for Q4 2021 was \$14.03 compared to \$10.20 in Q4 2020. The average commercial/retail lease rate was \$21.01, down slightly from \$21.15 a year earlier. The average office lease rate was up to \$16.94 from \$15.90 in Q4 2020.

Total commercial sales in Q4 2021 were down slightly to 361 compared to 387 in Q4 2020. There were 115 sales of industrial properties - down from 151 transactions a year earlier. The number of commercial/retail sales was similar to the previous year, at 161 versus 163. Q4 Office transactions were up year-over-year to 85, compared to 73 transactions in Q4 2020.

THE TEAM



For more information on any of these listings please contact:

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328 Wellington Road 7, Elora



**FOR SALE: COMMERCIAL DEVELOPMENT LAND**

- 1-11 acres available in growing community of Erin with large frontage on Wellington Rd 7
- Suitable for many uses including hotel, automotive, and possibility of multi-res and condo development

36 Commerce Crescent, Acton



**FOR SALE: WAREHOUSE / MANUFACTURING**

- ± 12,853 sf rare small freestanding building with excess land
- ±1.74 acres (as per MPAC)
- Shipping: 1 truck level and 2 drive-in doors
- Zoning: EMP1

148 Armstrong Avenue, Georgetown



**FOR SALE: INDUSTRIAL BUILDING**

- ± 5,000 sf freestanding industrial building on ± 0.76 acres (as per MPAC)
- Located in Georgetown Industrial Park
- Zoning: EMP1
- Shipping: 2 drive-in doors

13970 Eighth Line, Halton Hills



**FOR SALE: FARM/PRIVATE SCHOOL DEVELOPMENT**

- ± 94 acre (as per MPAC) farm located North of Georgetown, includes a century home & 2 barns
- Private School, Equestrian Centre or Day Nursery use permitted as per Zoning Exception 39
- Proposed school concept approved

244 Mill Street, Kitchener



**FOR SALE: FUTURE MIX RES / HOUSE / SHOP**

- ± 2,246 sf residential building, ± 2,511 sf rear shop = 4,757 sf total on ± 0.79 acres
- Great location, growing community with possible mix residential redevelopment (TBV)
- Zoning allows outside storage

610 Dundas Street. E, #3 Belleville (Hwy 2)



**FOR LEASE: CALL CENTRE/RETAIL CONVERSION**

- 35,721 sf retail / commercial space
- Space can be expanded to ± 50,000 sf
- Currently set up as a call centre but can be converted to grocery store or retail
- Lots of parking available

36 Pioneer Drive, Erin



**FOR SALE: PREMIUM TRUCK FACILITY**

- ± 13,300 sf premium truck facility on ± 3.42 acres (as per MPAC)
- Large lot with excess land at rear
- 9 truck service positions
- Translucent drive through doors

2075 Forbes Street Unit B3, Whitby



**FOR LEASE: NEWLY BUILT INDUSTRIAL UNIT**

- ± 3,108 sf newly built industrial unit with 42.5% office space
- Quick access to Highway 401, 412 & 407
- Zoning: M1 (Restricted Industrial Zone)
- Shipping: 2 truck level doors

60 Armstrong Avenue, Georgetown



**FOR SALE: INVESTMENT/MANUFACTURING**

- ± 58,520 sf total on ± 5 acres (as per MPAC)
- Located in Georgetown industrial park, corner lot with two street access
- Zoning: EMP1
- Tenants can stay if desired

22 Erin Park Drive, Erin



**FOR SALE: BUILDING TO BE BUILT**

- 4,000 sf truck/equipment shop to be built on ± 1.22 acres (as per MPAC)
- Completion Summer 2022
- Zoning: M2 - General Industrial
- 3 drive-in doors

15760 Robin's Hill Road, London



**FOR SALE/LEASE: BRAND NEW DESIGN BUILDS**

- ± 54,500 sf on 4.4 acres or ± 25,500 sf on 2.2 acres brand new design build
- Access to highways, Airport and U.S. Border
- High quality construction / reputable builder
- Other sizes and configurations possible

8 Erin Park Drive, Erin



**FOR LEASE: MULTI-TENANT BUILDING**

- ± 14,700 sf multi-unit industrial building to be built
- Divisible to two 4,900 sf units or one 9,800 sf
- Shipping: drive-in doors
- Other sizes possible

610 Dundas Street. E, Belleville (Hwy 2)



**FOR LEASE: RETAIL / COMMERCIAL PAD**

- Different pad options from 1,500 sf to 5,000 sf
- Multi-unit sizes available 1,000 sf to 10,000 sf
- Area redeveloping, possibility of new housing across the street
- Abundant parking +/- 375 spots
- Additional units available

8616 Highway 7, Guelph Eramosa



**FOR SALE/LEASE: INDUSTRIAL/TRANSPORTATION**

- ± 14.32 acres (as per MPAC) with ± 6.58 acres graveled
- Great exposure - fronting onto Highway 7
- Fenced yard
- Transport establishment use permitted

Coming Soon



**FOR SALE/AVAILABLE:**

- Small freestand building in Rural Centre Wellington
- Large farm
- Auto/truck repair locations
- Industrial condo
- High rise condo site in Peel region

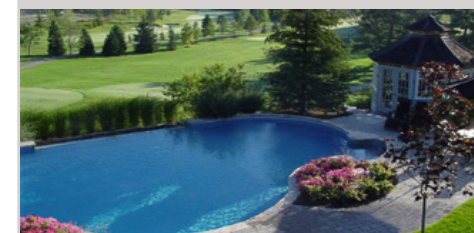
Listings Wanted



**PROPERTIES LOCATED IN:**

- Fergus/Elora
- Arthur
- Grand Valley
- Orangeville
- Mount Forest
- Erin/Hillsburgh
- Guelph Eramosa

Business For Sale



**FOR SALE: FULL SERVICE POOL BUSINESS**

- Turn-key stable growing business since early 90's
- Summer 2022 season already booked
- Services include but not limited to custom pool installations, opening & closing, water treatment and leak detection & repair

308 Main Street, Erin



**FOR SALE: COMMERCIAL BUILDING**

- Freestanding building available in Erin
- Main street exposure
- ± 1,820 sf on 0.42 acres (as per MPAC)
- Zoning: C2
- Business must be sold before building sells