

YOUR COMMERCIAL & INDUSTRIAL REAL ESTATE OVERVIEW

22 Erin Park Drive, Erin



For Sale: Brand New Building Almost Completed

- 4,000 sf truck/equipment shop on ± 1.22 acres
- Almost completed
- Zoning: M2 - General Industrial
- For more details visit: www.22ErinPark.com

635202 Highway 10, Mono



For Sale: Fleet Maintenance Automotive Garage

- Automotive service & repair garage with excess land / storage yard
- Zoning: Highway Commercial - allows many uses
- 6 Bay service garage with over size drive in doors + 3 regular bays
- Includes 3 residential apartments
- Located just North of Orangeville
- For more details visit: www.635202Hwy10.com

12707 Ninth Line, Halton Hills



For Sale: 153 Acre Farm / Commercial Building

- 153 acre farm includes: 3 Bedroom home, 3,000 sf commercial building, barn and drive shed
- Beautiful rolling land featuring two ponds
- Located in the Greenbelt, adjacent to housing development just north of Glen Williams (Georgetown)
- For more details visit: www.12707NinthLine.com

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.

D.W. GOULD REALTY ADVISORS INC., BROKERAGE

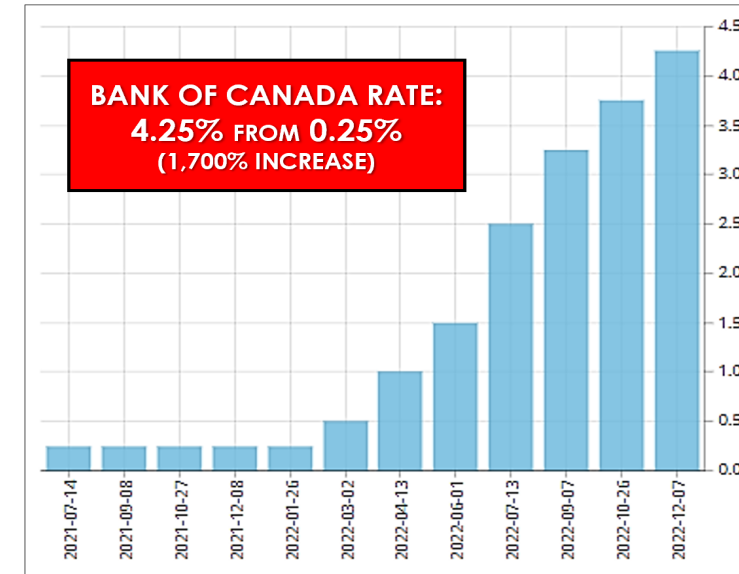
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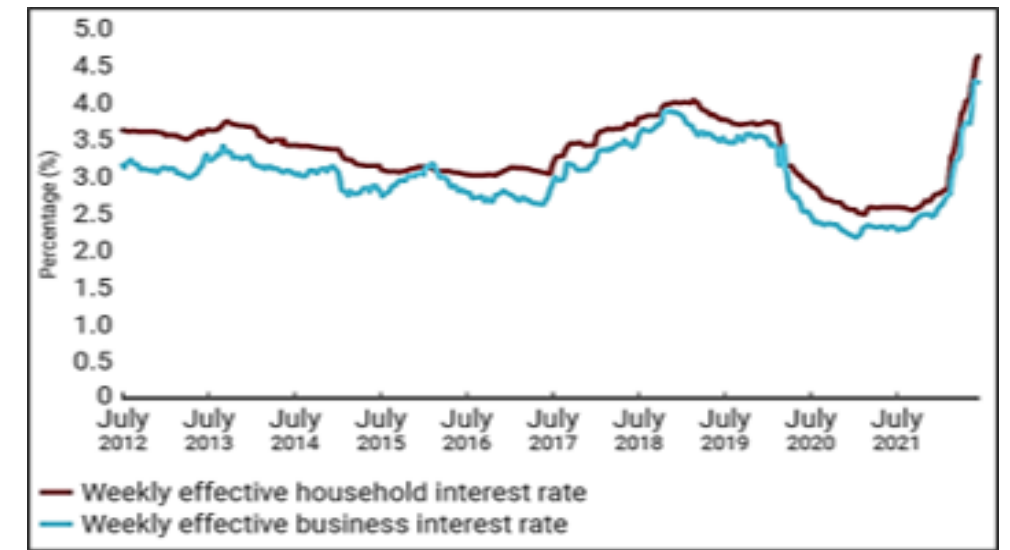
COMMERCIAL & INDUSTRIAL REAL ESTATE

BANK OF CANADA INTEREST RATES

The Bank of Canada rate was 0.25% a year ago and is currently 4.25% and expected to go higher. This is more than a 1,700% increase, and has made financing building purchases significantly more costly. For example, BDC five year mortgage rates for best customers have risen from mid 4% range to the low to mid 6% range over the last year.



FINANCING IS STILL AFFORDABLE EVEN AS RATES RISE



The good news is that even though the Bank of Canada rate is up 1,700% in a year, the commercial mortgage rates have only risen approximately two percentage points, (which is under 50%). So it is still possible to finance building purchases.

Sources: <https://www.bankofcanada.ca> and <https://www.bdc.ca>



To Learn More About Each Property
Visit The Links Provided Below

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35 Sinclair Avenue, Georgetown



FOR SALE/LEASE: CRANE / MANUFACTURING

- Corner building, two street access and exposure
- ± 94,523 sf total on ± 6.20 acres for sale
- Up to ± 50,000 sf available for lease
- Cranes: 5-10 ton / 100% under crane
- For more details visit: www.35Sinclair.com

45 Mountainview N, Georgetown



FOR SALE: CAR SALES & SERVICE BUILDING

- ± 4,629 sf of building on ± 0.45 acres
- Prime Mountainview Road N, exposure near car dealers
- Could be converted to retail/office
- For more details visit: www.45Mountainview.com

20 Side Road, Halton Hills



FOR SALE: LAND AVAILABLE

- ± 79.69 acres (as per MPAC)
- Triangular shaped lot which includes a creek that runs through the property
- Build a custom home or hold as investment
- For more details visit: www.20SideRoad.com

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
- Other sizes and configurations possible
- For more details visit: www.15760RobinsHill.com

11-15 French Drive, Mono



FOR SALE: VACANT LAND & BUILDING

- 2 properties available together or separately
- ± 13,600 sf building on ± 1.0 acre
- ± 1.5 acre vacant lot
- Zoning: CM (Commercial Light Industrial)
- For more details visit: www.15French.com

2055 Forbes Street, Unit A2, Whitby



FOR LEASE: INDUSTRIAL SPACE

- ± 6,000 sf bright corner unit
- Zoning: M1
- Quick access to Highway 401, 412, 418 & 407
- Drive-in door
- For more details visit: www.2055Forbes.com

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
- For more details visit: www.13970EighthLine.com

57-75 Cannifton Road, PAD A & B, Belleville



FOR LEASE: RETAIL / QSR SPACE

- Two 2,000 sf pad sites to be built
- Two street frontage and high traffic area
- Easy access to Hwy's 401, 62 & 37
- QSR with drive through capability
- For more details visit: www.57-75Cannifton.ca

57-75 Cannifton Road, Belleville



FOR LEASE: COMMERCIAL/INDUSTRIAL

- Industrial / commercial space available
- Two street frontages and high traffic area
- Many industrial uses permitted
- Other office units and sizes also available
- For more details visit: www.57-75Cannifton.com

493 Eliza Street, Arthur



FOR SALE: STORAGE BUILDING / CAR WASH

- ± 9,800 sf storage building, plus a ± 2,318 sf car wash and ± 1,900 sf shop on ± 2.28 acres
- Storage building can be used for many uses
- Two different zonings
- For more details visit: www.493Eliza.com

8 Erin Park Drive, Erin



FOR LEASE: MULTI-TENANT BUILDING

- ± 15,387 sf multi-unit industrial building almost completed
- Various sizes available (4,900 / 10,487 sf)
- Only clean uses permitted
- For more details visit: www.8ErinPark.com

9572 Sideroad 17 Road, Erin



FOR SALE: INDUSTRIAL / AUTO RECYCLING

- Industrial property with established auto recycling business
- Includes 28 Pioneer Drive (± 3.02 acres total) house, several industrial buildings & coverall
- For more details visit: www.9572SideRoad17.com

620 Dundas Street. E, Belleville (Hwy 2)



FOR LEASE: RETAIL / COMMERCIAL PAD

- Two Middle Units Available From 1,425 sf to 2,862 sf
- AAA Fast Food Anchor Neighbours
- Area redeveloping, possibility of new housing across the street
- For more details visit: www.610Dundas.ca

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



FOR LEASE: OFFICE SPACE / RETAIL / CALL CENTRE

- 2,000 - 35,721 sf retail / office space
- Currently set up as a call centre
- Zoning allows many uses including: business professional, administrative and/or government office; educational facilities (assembly hall)
- For more details visit: www.610Dundas.com

175 Lahr Drive Unit A & B, Belleville



FOR LEASE: INDUSTRIAL SPACE

- ± 5,305 to ± 19,927 sf available
- Highway 401 exposure
- Zoning: M1-2
- Dock and drive-in doors
- For more details visit: www.175Lahr.com

114-116 Main Street, Erin



FOR SALE: RETAIL / COMMERCIAL SPACE

- Central Main Street exposure
- ± 3,001 sf main floor, ± 3,001 sf basement = 6,002 sf total
- Municipal parking lot nearby
- For more details visit: www.114-116Main.com

308 Main Street, Erin



FOR SALE: COMMERCIAL BUILDING

- Freestanding building available in Erin
- Main street exposure
- ± 1,120 sf on 0.42 acres (as per MPAC)
- Business must sell first
- For more details visit: www.308Main.ca

Sale of Business



FOR SALE: FULL SERVICE POOL BUSINESS

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