



OUR FEATURED PROPERTIES

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**NEW!!**

[www.flyoverGeorgetown.com](http://www.flyoverGeorgetown.com)

VISIT OUR NEW "FLY OVER GEORGETOWN" VIDEO TO UNDERSTAND THE BUSINESS PARKS



**Halton Hills Regional Website**

[www.HaltonHillsCommercialRealEstate.com](http://www.HaltonHillsCommercialRealEstate.com)

VISIT OUR NEW "HALTON HILLS REGIONAL" WEBSITE FOR COMMERCIAL REAL ESTATE RELATED INFORMATION SOURCES



**COMING SOON!!**

[www.flyoverErin.com](http://www.flyoverErin.com)

VISIT OUR NEW "FLY OVER ERIN" VIDEO TO UNDERSTAND THE BUSINESS PARKS



635202 Highway 10, Mono



**For Sale: Auto Service & Repair Garage / Investment**

- ± 1.82 acre lot with large rear storage yard
- 9 Bay service garages, 2 over size drive in doors
- Includes 3 residential apartments
- Zoning: Highway Commercial allows many uses
- **Rear yard opportunity**
- For more details visit: [www.635202Hwy10.com](http://www.635202Hwy10.com)

9572 Sideroad 17 Road, Erin



**For Sale: Industrial Auto Recycling / ± 3 acres LAND**

- Can include 28 Pioneer Drive (± 3.02 acres total)
- Industrial property available with or without established auto recycling business
- **Can be used for transport with zoning modification**
- For more details visit: [www.9572SideRoad17.com](http://www.9572SideRoad17.com)

13352 Coleraine Drive, Caledon

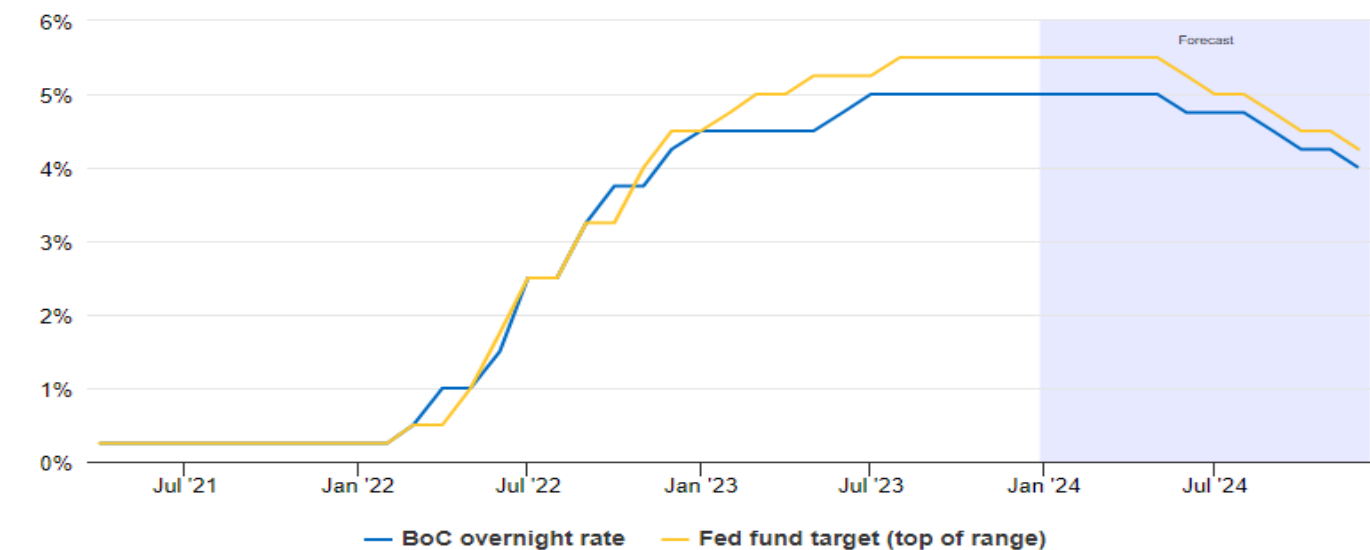


**For Sale: Industrial / Commercial Building**

- ± 41,500 sf building, additional ± 4,843 sf open space and a ± 2,200 sf quonset on ± 7.34 acres
- Paved rear yard
- Currently leased until May 2027
- **1.5 % VTB Available**
- For more details visit: [www.13352Coleraine.com](http://www.13352Coleraine.com)

**IS THE WORST OVER?**

Central Banks to ease off the brakes in 2024



Source: Haver, RBC Economics

- At DWGRA we saw an unusual increase in activity at the end of the year, when typically there is a dramatic slowdown for the holiday season. Is the worst over?
- Some analysts are tentatively saying that GDP may have grown in Q4, after shrinking 1.1 % in Q3. If GDP grew in Q4 then that prevents there being two back to back quarters of negative growth that is the criteria for declaring a recession. Did we avoid one?
- The benchmark interest rate in Canada was last recorded at 5 % on December 2023. The Bank of Canada held its target for the overnight rate at 5 % on December 6th, 2023 for 6 months consecutively.
- TD Economics forecasts that the Bank of Canada will begin cutting rates starting in Q2 of 2024, and will be able to cut its policy rate back to the neutral rate of 2.25 % by 2025.
- All but one of 26 economists in a Reuters poll taken November 27-30 forecast the Bank of Canada will now keep its main policy rate on hold at 5 % until at least end-March, similar to what is expected from the U.S. Federal Reserve.
- The benchmark interest rate in the United States was last recorded at 5.50 %. In the long-term, the United States Fed Funds Interest Rate is projected to trend around 4.75 % in 2024 and 3.75 % in 2025.
- It is an election year in the U.S. and that may push interest rates lower, and faster.
- Consumer spending will likely be significantly lower in 2024 due to increased mortgage costs however.



OUR TEAM



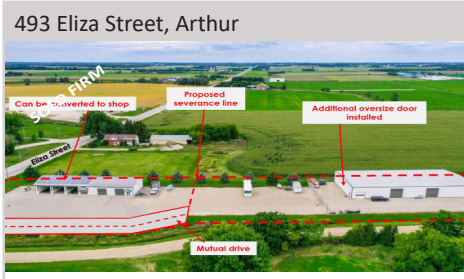
AVAILABILITIES REPORT

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COMMERCIAL & INDUSTRIAL REAL ESTATE


**493 Eliza Street, Arthur**



**FOR SALE / LEASE: STORAGE BUILDING / AUTO**

- ± 4,218 sf car wash & shop (front)
- ± 9,800 sf storage building (rear)
- Each building available separately
- VTB Available
- Only clean uses permitted (for lease)
- For more details visit: [www.493Eliza.com](http://www.493Eliza.com)


**8 Erin Park Drive, Erin**



**FOR SALE / LEASE: MULTI-TENANT BUILDING**

- ± 15,387 sf multi-unit Industrial / Commercial
- ± 2.25 acres lot (as per MPAC)
- ± 4,900 sf and other sizes possible for lease
- Only clean uses permitted (for lease)
- VTB Available / Visit [www.8ErinPark.com](http://www.8ErinPark.com)


**118 Alma Street, Guelph/Eramosa**



**FOR SALE: COMMERCIAL OFFICE**

- ± 2,400 sf Commercial / Retail / Office space
- Includes ± 915 sf rear apartment
- Fully renovated
- VTB Available
- For more details visit: [www.118Alma.com](http://www.118Alma.com)

**11106 Fourth Line, Halton Hills**




**PRICE REDUCED**

**FOR SALE: 100 ACRES / MULTIPLE BUILDINGS**

- ± 100 acre farm with 2 large storage buildings, 5 bay drive shed & more
- Large farm house with second home, inground pool, extensive trails and 2 ponds
- More details visit: [www.11106FourthLine.com](http://www.11106FourthLine.com)

**10214 Hwy 7, Halton Hills**

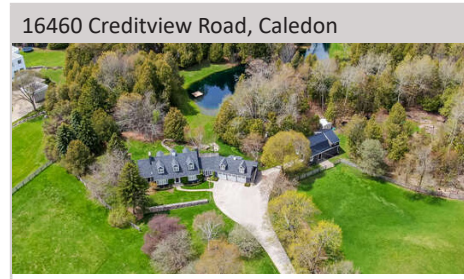


**PRICE REDUCED**

**FOR SALE: 68 ACRES / MULTIPLE BUILDINGS**

- ± 68 acre farm with house, barn and many out buildings
- Highway 7 exposure
- Located between Acton and Georgetown
- For more details visit: [www.10214Hwy7.com](http://www.10214Hwy7.com)

**16460 Creditview Road, Caledon**



**FOR SALE: BUILDING LOT**

- ± 12.40 acres of private rolling land
- Corner lot with pond, barns, fields and outbuildings
- Build your dream home or rebuild existing home
- More details visit: [www.16460Creditview.com](http://www.16460Creditview.com)

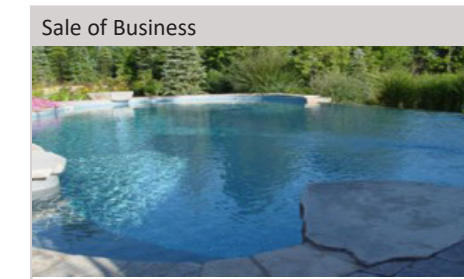
**308 Main Street, Erin**



**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](http://www.308Main.ca)

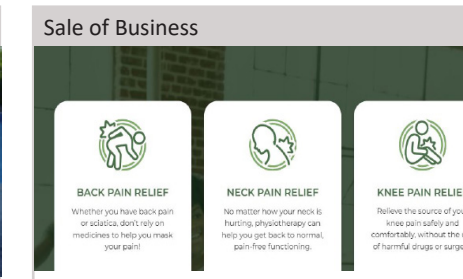
**Sale of Business**



**FOR SALE: FULL SERVICE POOL BUSINESS**

- Turn-key stable growing business since early 90's
- Services include custom pool installations, opening & closing, water treatment & leak detection & repair
- Leased facility can be assumed or purchased

**Sale of Business**



**FOR SALE: FULLY EQUIPPED MEDICAL CLINIC**

- Services include Physiotherapy, Chiroprody, Orthopedics & Body Brace services.
- Leased Commercial Unit
- Easy access to Hwy 7 at Appleby Line with Appleby Line exposure

**COMING SOON**



**FOR SALE:**

- Up to 3 Auto Shops
- Commercial Auto Repair Garages
- For more information please call us or visit: [www.DWGRA.com](http://www.DWGRA.com)

**175 Lahr Drive, Unit B, Belleville**




**OFFER IN PLAY**

**FOR LEASE: COMMERCIAL / INDUSTRIAL UNIT**

- ± 5,000 sf unit available (more could be built)
- Hwy 401 exposure
- Outside storage yard available (extra)
- For more details visit: [www.175Lahr.com](http://www.175Lahr.com)

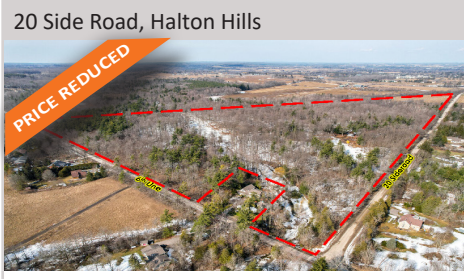
**610 Dundas Street East, Belleville (Hwy 2)**



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

- ± 5,000 - 20,000 sf Retail / Office space
- Zoning allows many uses including: business professional, admin and/or government office
- For more details visit: [www.610Dundas.com](http://www.610Dundas.com)

**20 Side Road, Halton Hills**



**PRICE REDUCED**

**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](http://www.20SideRoad.com)

**9137 Highway 89, Adjala-Tosorontio**




**PRICE REDUCED**

**FOR SALE: FARM LAND / RESIDENTIAL**

- ± 94 acres (as per MPAC)
- Easy access to Hwy 89; Two roads frontage
- ± 12 acres of Residential Zoning at West end
- Farmland is tenanted
- For more details visit: [www.9137Hwy89.com](http://www.9137Hwy89.com)

**8961 Highway 89, Adjala-Tosorontio**




**PRICE REDUCED**

**FOR SALE: FARM LAND**

- ± 107.18 acres (as per MPAC)
- Just East of Rosemont Village
- Partial property is affected by NVCA Conservation
- For more details visit: [www.8961Hwy89.com](http://www.8961Hwy89.com)


**15760 Robin's Hill Road, London**



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

- Brand new design build to be built
- ± 55,013 sf Bldg. can split to 25,000 sf or other
- Access to Highways, Airport and U.S. Border
- For more details visit: [www.15760RobinsHill.com](http://www.15760RobinsHill.com)

**1 Alabastine Avenue, Caledonia**



**PRICE REDUCED**

**FOR SALE: COMMERCIAL / RETAIL / HOUSE**

- ± 1,154 sf Comm. / Retail space on ± 0.27 acre
- Redevelopment opportunity / Corner lot
- Additional 788 sf workshop with drive-in door
- Located in growing community of Caledonia
- For more details visit: [www.1Alabastine.com](http://www.1Alabastine.com)

**10 Kennedy Road North, Brampton**



**FOR SALE: HIGH-RISE REDEVELOPMENT**

- ± 7,711 sf automotive / bus garage for sale on Queen Street Corridor
- ± 0.80 acre lot, possible future residential high-rise redevelopment / Pre-consult. completed
- For more details visit: [www.10Kennedy.com](http://www.10Kennedy.com)

**620 Dundas Street East, Belleville (Hwy 2)**




**2 UNITS LEFT**

**Available**

**FOR LEASE: RETAIL / COMMERCIAL UNITS**

- 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](http://www.610Dundas.ca)

**57-75 Cannifton Road, 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](http://www.57-75Cannifton.ca)

**57-75 Cannifton Road #3, Belleville**



**FOR LEASE: COMMERCIAL / INDUSTRIAL**

- ± 2,437 sf Industrial / Commercial space
- Two street frontage and high traffic area
- Many industrial uses permitted
- Other office units also available
- For more details visit: [www.57-75Cannifton.com](http://www.57-75Cannifton.com)


**41 Drayton Industrial Drive, Drayton**



**FOR SALE: ± 6.5 ACRE VACANT INDUSTRIAL LAND**

- Seller will consider severing to 2-4 acres
- General Industrial zoning allows for a variety of uses including: contractor's yard, auto body repair shop, transport establishment etc
- For more details visit: [www.41Drayton.com](http://www.41Drayton.com)

**271 Ingersoll Street South, Ingersoll**




**PRICE REDUCED**

**FOR SALE: ± 5 ACRES INDUSTRIAL LAND**

- ± 5 acres of flat and rectangular Industrial / Commercial land
- Easy access to Hwy 401
- Industrial zoning allows for a variety of uses
- For more details visit: [www.271Ingersoll.com](http://www.271Ingersoll.com)


**3311 Lionel Court, Burlington**



**FOR SALE: ± 1.14 ACRE COMMERCIAL / IND. LAND**

- ± 1.143 acres of Commercial / Industrial land located in the new Alton Business Park
- Easy access to HWY 407 at Appleby
- Premium lot, flat and rectangular
- More details visit: [www.3311LionelCourt.com](http://www.3311LionelCourt.com)

**80 Joseph Street, Brampton**



**FOR SALE: REDEVELOPMENT OPPORTUNITY**

- ± 0.48 acre Residential / Commercial Redevelopment opportunity located Downtown Brampton
- Existing buildings on site
- Pre-Consultation completed
- For more details visit: [www.80Joseph.com](http://www.80Joseph.com)


**69 David Street, Brampton**



**FOR SALE: REDEVELOPMENT OPPORTUNITY**

- ± 0.20 acre Redevelopment opportunity located Downtown Brampton
- Existing buildings on site
- Currently zoned M1-3156
- For more details visit: [www.69David.com](http://www.69David.com)

**67 David Street, Brampton**



**FOR SALE: REDEVELOPMENT OPPORTUNITY**

- ± 0.13 acre lot located Downtown Brampton
- Existing home on site
- Currently zoned R1B
- For more details visit: [www.67David.com](http://www.67David.com)