

AUTOMOTIVE PROPERTIES

NEW!!

www.flyoverGeorgetown.com

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

www.flyoverErin.com

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



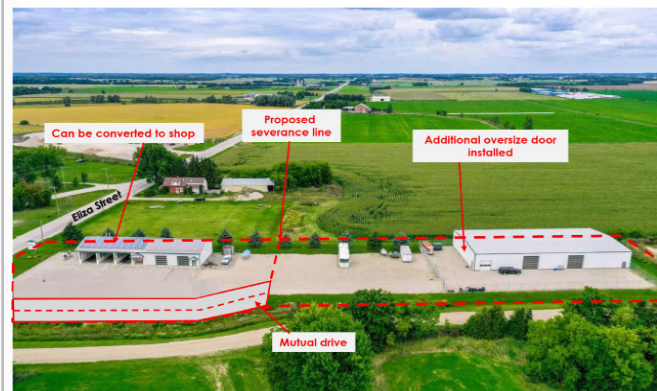
6 Shamrock Road, Erin



For Sale: Commercial Auto Repair Garage

- Business & Building for Sale
- ± 4,057 sf Commercial Bldg. on ± 0.53 acre lot
- 5 drive-in doors
- C2 Highway Commercial Zoning
- Automotive uses allowed / Other uses possible
- For more details visit: www.6Shamrock.com

493 Eliza Street, Arthur



For Sale or Lease: Carwash with Shop & Storage

- ±4,218 sf car wash & shop (front)
- ±9,800 sf storage building (rear)
- Each lot available separately, subject to severance & mutual drive
- **VTB Available**
- For more details visit: www.493Eliza.com

AUTOMOTIVE PROPERTIES

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 oversized drive-in doors
- Includes 3 residential apartments
- Zoning: Highway Commercial allows many uses
- **Rear yard opportunity**
- For more details visit: www.635202Hwy10.com

9572 Sideroad 17, 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

8060 Lawson Rd. Unit 3, Milton



For Sale: Industrial Automotive Unit

- ±2,000 sf (MPAC) Automotive Condo Unit
- Suitable for non-automotive uses also
- Car sales license possible
- 1 drive-in door ±3 years old
- Located in Milton Industrial Park next to Hwy 401
- For more details visit: www.8060Lawson.com

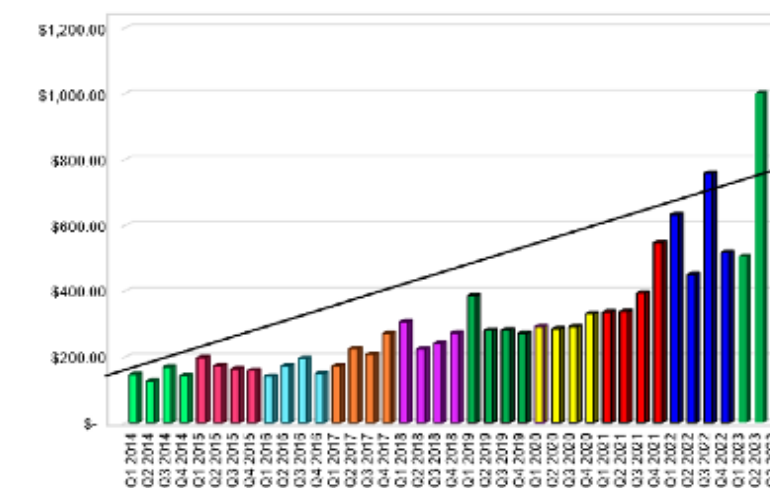


Celebrating 10 years of Business

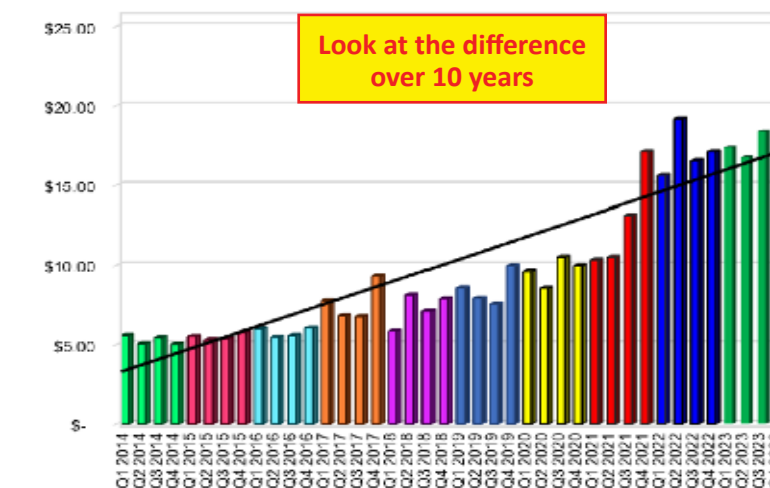


ARTICLE

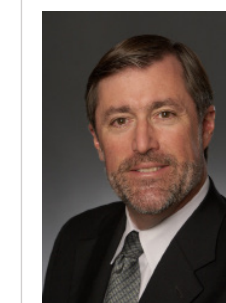
TRREB SOLD PRICES - INDUSTRIAL 5,001 - 15,000 SF IN PEEL REGION Q1 2014 - Q4 2023



TRREB LEASE RATES - INDUSTRIAL 5,001 - 15,000 SF IN PEEL REGION Q1 2014 - Q4 2023



- Sale and Lease prices are still trending upwards
- Buyers are waiting on the sidelines to see if interest rates will drop
- There is no indication of a strong downturn YET, and inflation rate is starting to fall
- Industrial availability for sale or lease is still minimal, except for large sizes
- The financing of purchase deals is becoming more difficult due to the increase in interest rates
- This has also slowed the transaction process dramatically and pushed many clients to look at leasing
- Tenants are being shocked by the near doubling of rates over the last few years, and many aren't sure that their businesses can even afford to renew their leases at current market rates



For information, contact:
Derek Gould, MBA, SIOR, NAIOP, PLOG
 President, Broker of Record
 D.W. Gould Realty Advisors, Inc.
 M: 416-802-4499
 E: derek.gould@dwgra.com

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.



OUR TEAM



TRUCKERS TAKE NOTE



13352 Coleraine Drive, Caledon
FOR SALE: INDUSTRIAL / COMMERCIAL BLDG.

- ± 41,500 sf Bldg., plus ± 4,843 sf open space & ± 2,250 sf quonset on ± 7.34 acre
- Paved rear yard / **1.5% VTB available**
- Currently leased to mid-May 2027
- For more details visit: www.13352Coleraine.com



8 Erin Park Drive, Erin
FOR SALE / LEASE: MULTI-TENANT BUILDING

- ± 15,387 sf multi-unit Industrial / Commercial
- ± 2.25 acre 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



15760 Robin's Hill Road, London
FOR SALE / LEASE: BRAND NEW BLDG. TO BE BUILT

- Site is graded and ready for building, on 4.4 acres
- Located within Foreign Trade zone
- ± 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

TRUCKERS TAKE NOTE

9572 Sideroad 17, Erin (and 28 Pioneer Dr.)

For Sale: Industrial Transport or Distribution Operation Site

- ± 2 or 3 acres size (not actual photo)
- Office / Warehouse / Coverall that can be converted to truck repair
- For more details visit: www.9572Sideroad17.com

EASTERN ONTARIO



620 Dundas Street East, Belleville (Hwy 2)
FOR LEASE: TWO RETAIL / COMMERCIAL UNITS

- Two Middle units 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



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



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 currently
- Other office units also available
- For more details visit: www.57-75Cannifton.com

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*

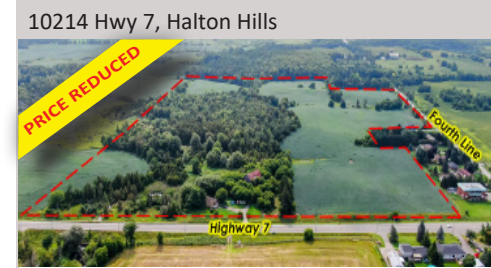


FARMS



11106 Fourth Line, Halton Hills
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



10214 Hwy 7, Halton Hills
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



16460 Creditview Road, Caledon
FOR SALE: BUILDING LOT

- ± 12.40 acres of private rolling land
- Corner lot with pond, barns, fields and outbuilding / **VTB available**
- Build your dream home or rebuild existing home
- More details visit: www.16460Creditview.com

FARMS



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



9137 Highway 89, Adjala-Tosorontio
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
- Farm land is tenanted
- For more details visit: www.9137Hwy89.com



8961 Highway 89, Adjala-Tosorontio
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

DEVELOPMENT LANDS



47 Drayton Industrial Drive, Drayton
FOR SALE: ± 6.5 ACRE TOTAL VACANT IND. 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.47Drayton.com



3311 Lionel Court, Burlington
FOR SALE: ± 1.14 ACRE COMMERCIAL / IND. LAND

- ± 1.14 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



1 Alabastine Avenue, Caledon
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

This disclaimer shall apply to D.W. Gould Realty Advisors Inc., Brokerage ("DWGRA"). The information set out herein (the "Information") has not been verified by DWGRA, and DWGRA does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. DWGRA does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from DWGRA. Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage. All Images Are © Copyright 2024 | D.W. Gould Realty Advisors Inc., Brokerage | All Rights Reserved.

BUSINESS



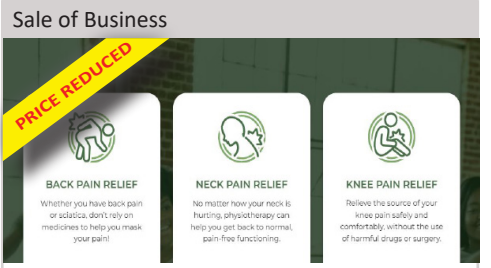
308 Main Street, Erin
FOR SALE: COMMERCIAL BUILDING

- Freestanding building available in Erin
- Main Street exposure
- ± 1,120 sf on ± 0.42 acres (as per MPAC)
- Pool 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 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.
- Easy access to Hwy 407 at Appleby Line with Appleby Line exposure in Burlington
- For more details visit: www.4903ThomasAlton.ca

DEVELOPMENT LANDS



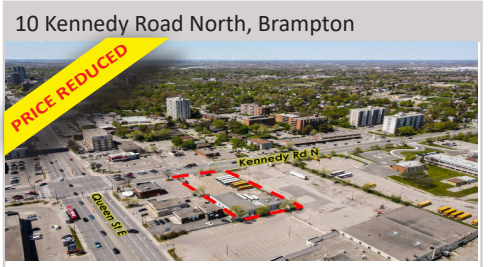
118 Alma Street, Guelph/Eramosa
FOR SALE: COMMERCIAL OFFICE

- ± 2,400 sf Commercial / Retail / Office space
- Includes ± 915 sf rear apartment
- Fully renovated / garage to be built
- Highway 7 exposure
- For more details visit: www.118Alma.com



COMING SOON
FOR SALE:

- Transportation properties
- Condo tower development site
- Industrial condo
- For more information please visit: www.DWGRA.com



10 Kennedy Road North, Brampton
FOR SALE: HIGH-RISE REDEVELOPMENT

- ± 7,711 sf automotive on ± 0.80 acre lot
- Bus garage for sale on Queen Street Corridor
- 48 Storey Pre-consultation completed
- Other uses possible
- For more details visit: www.10Kennedy.com

DEVELOPMENT LANDS



80 Joseph Street, Brampton
FOR SALE: REDEVELOPMENT OPPORTUNITY

- ± 0.48 acre Residential / Commercial
- Redevelopment opportunity
- Located Downtown Brampton
- Pre-Consultation completed for 25 Storeys
- For more details visit: 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



67 David Street, Brampton
FOR SALE: REDEVELOPMENT OPPORTUNITY

- ± 0.13 acre lot Redevelopment opportunity
- Located Downtown Brampton
- Existing home on site
- Currently zoned R1B
- For more details visit: www.67David.com

Derek Gould, MBA, SIOR, NAIOP, PLOG
 President, Broker of Record
 D.W. Gould Realty Advisors Inc.
 M: 416-802-4499 | O: 905-828-2000 | TF: 1-855-828-1500
 E: derek.gould@dwgra.com
www.dwgra.com | www.ontarioindustrialrealestate.ca

