Multi-Tenant Retail Plaza

GUELPH STREET, GEORGETOWN

Halton Hills, ON

URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

Executive **Summary**

2 Freestanding Commercial Building

33,292.74 sq.ft. on **0.764 Acres**

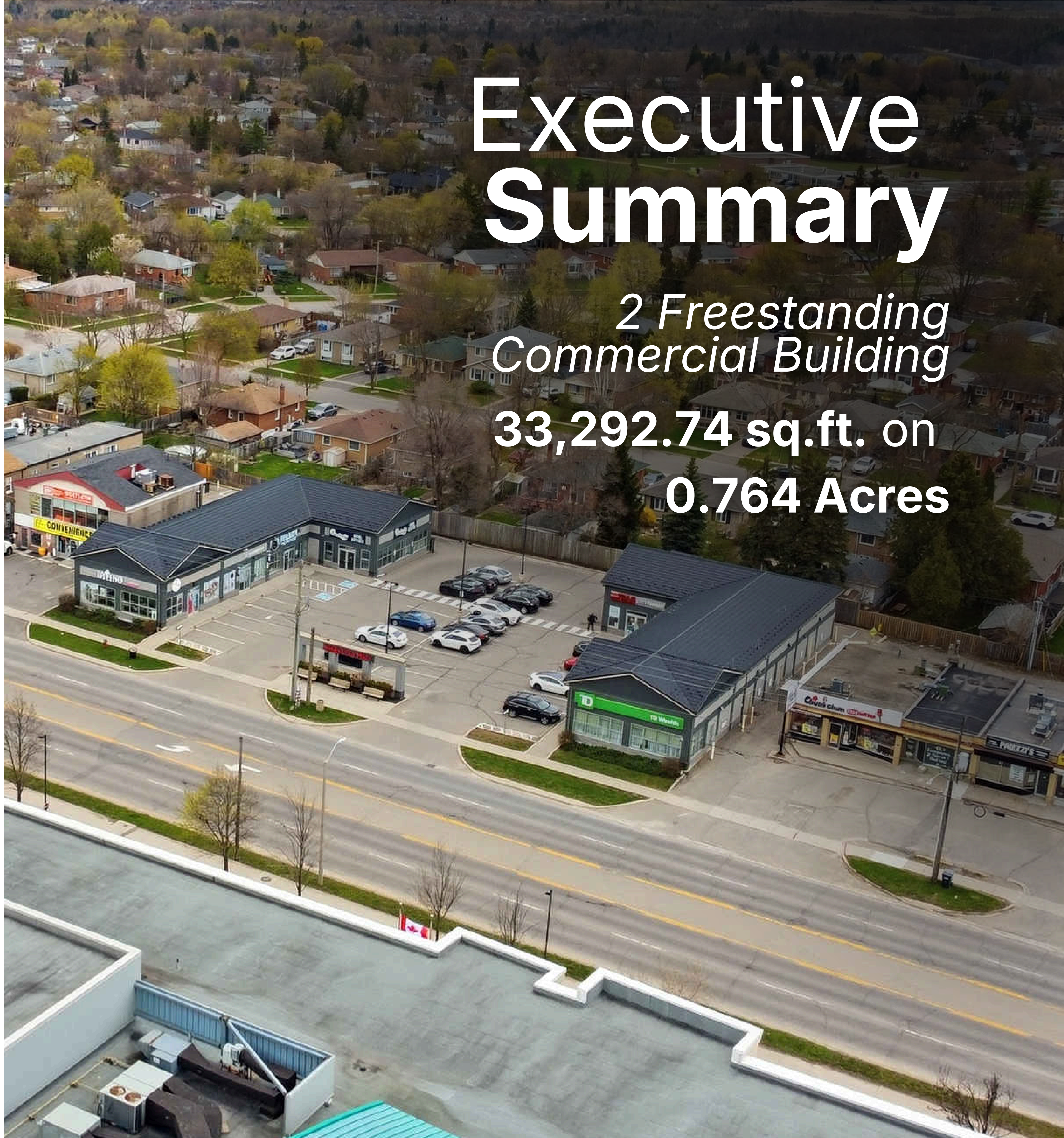
A well-maintained, income-producing neighbourhood retail plaza strategically located along the high-traffic Guelph Street (Highway 7) commercial corridor in the heart of Georgetown, one of the GTA's fastest-growing communities. The property consists of two single-storey buildings totaling 9,413 SF across eight retail units on a 0.764-acre site with 211 feet of frontage and ample on-site parking.

Originally constructed in 2014, the plaza features a strong, diversified tenant roster anchored by a national financial institution, an established dental/medical practice, a health and rehabilitation clinic, and a complementary mix of personal service, specialty retail, and food service businesses. The property is predominantly leased on triple-net (NNN) leases, providing stable cash flow with operating costs, property taxes, and insurance recovered from tenants.

Designated Mixed-Use Sub-Area under the Town of Halton Hills Official Plan and zoned GCN3 (44), the property also offers long-term redevelopment and intensification potential. Ideally situated approximately 1 km from Georgetown GO Station and directly fronting Highway 7, the plaza benefits from excellent regional connectivity, strong visibility, and access to an affluent and growing customer base.

A vacant 2,020 SF unit provides immediate value-add potential through lease-up, making King's Cove Place an attractive opportunity for investors seeking stable income with future upside.

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



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 2014 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**
- Gas forced-air heating, individual A/C units, municipal water and sewer. Each unit is separately serviced with its own HVAC system and hot water heater.
- **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

Nearby Major Retailers

	RBC	CrossFit	REAL CANADIAN SUPERSTORE	TOYOTA
Tim Hortons.	Osmow's SHAWARMA	M&M FOOD MARKET	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

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

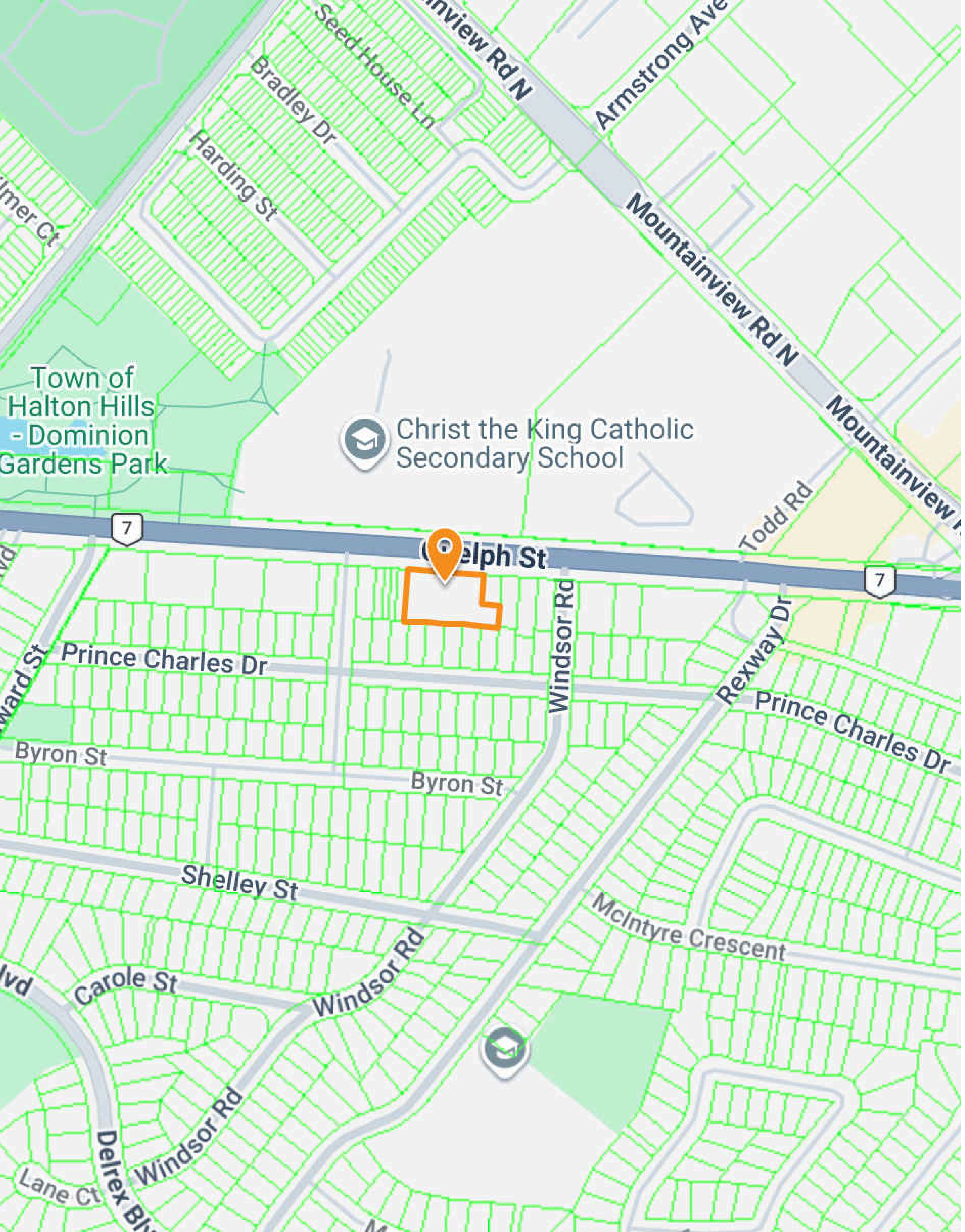
Year Built: 2014

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

2 Commercial/Retail Buildings

Zoning: GCN3(44) General Commercial

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)**

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**

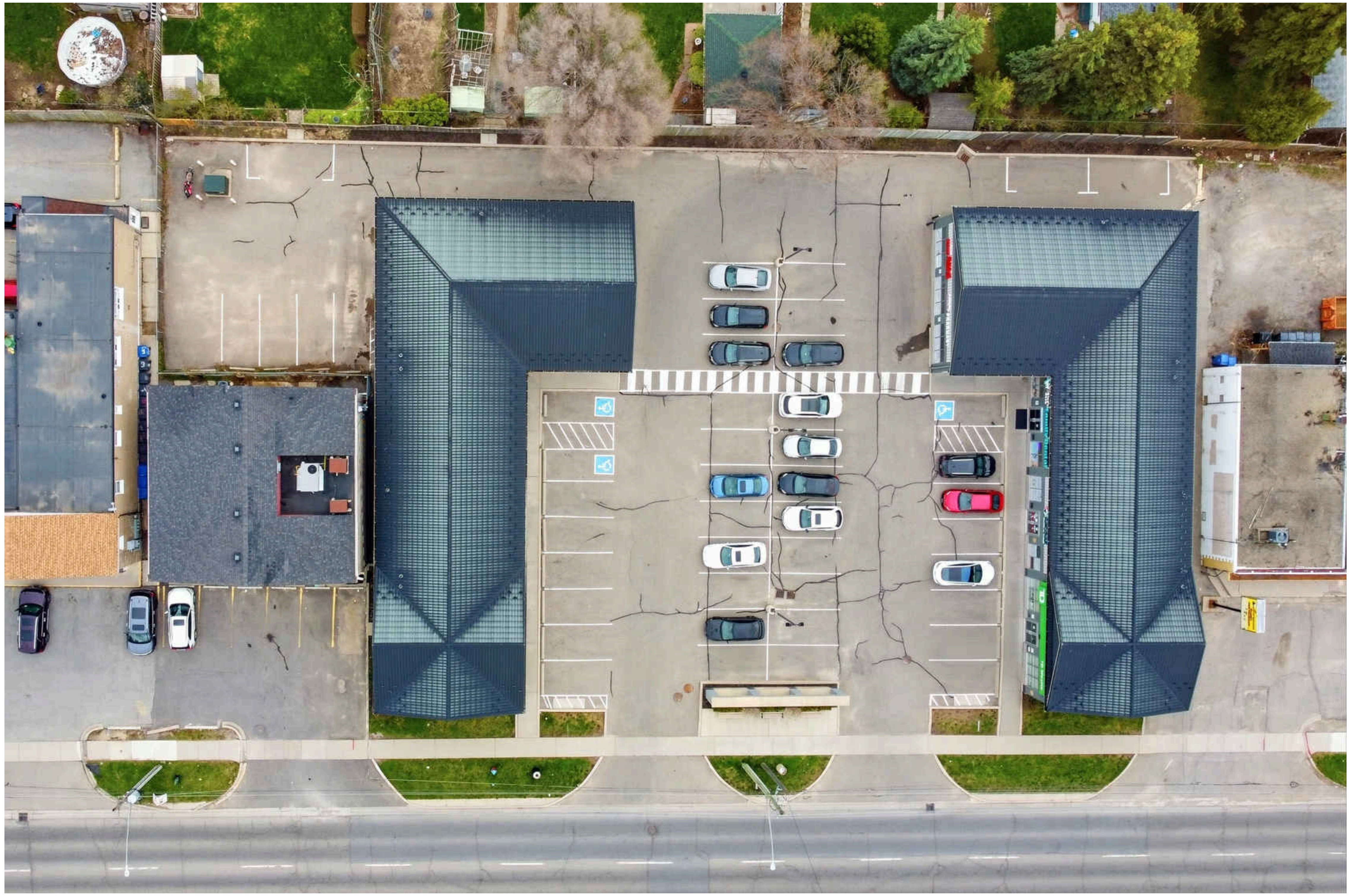
Stabilized NOI
$304,131

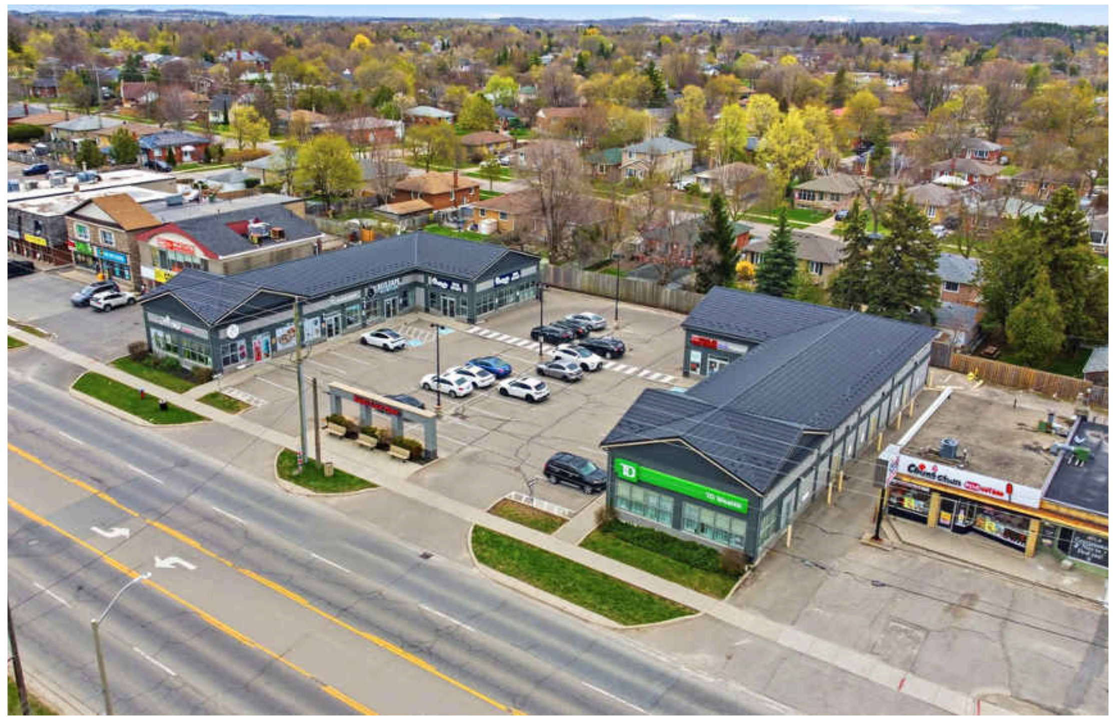
Cap Rate
5.11%

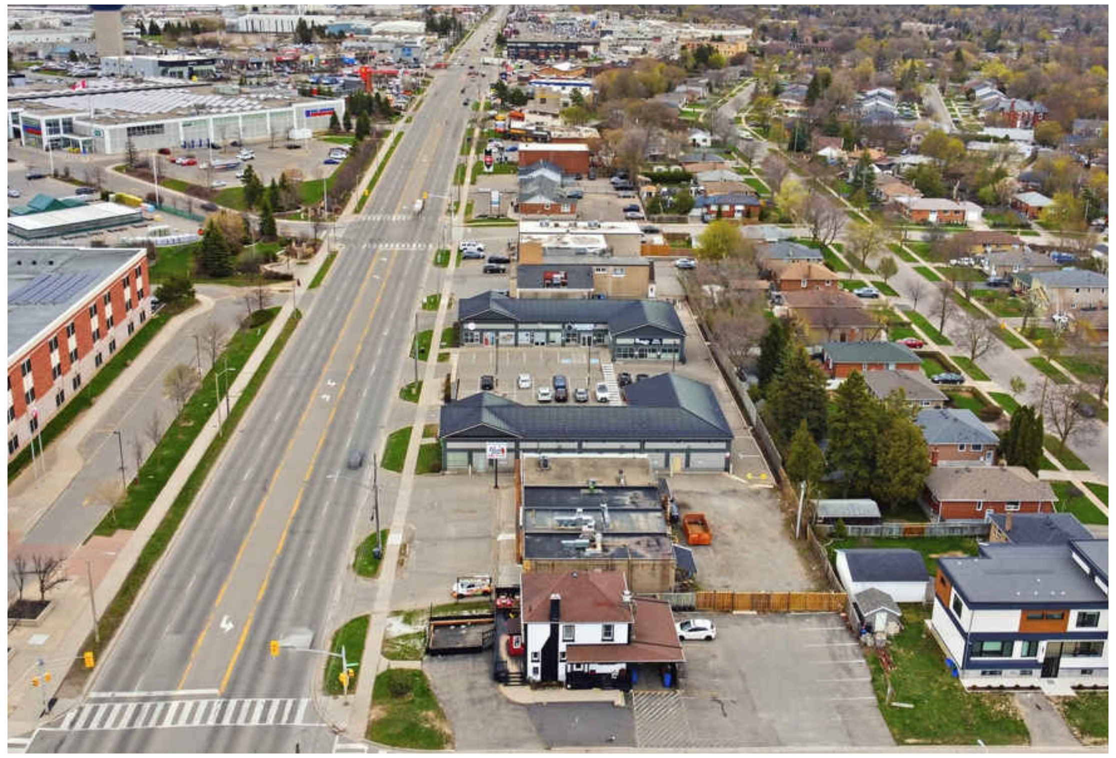
Calculation: Stabilized NOI ($304,131) ÷ Asking Price ($5,950,000) = 5.11%.

Figures are based on the 2025 Financials and NOI and considering that all units including Unit 4 are leased.

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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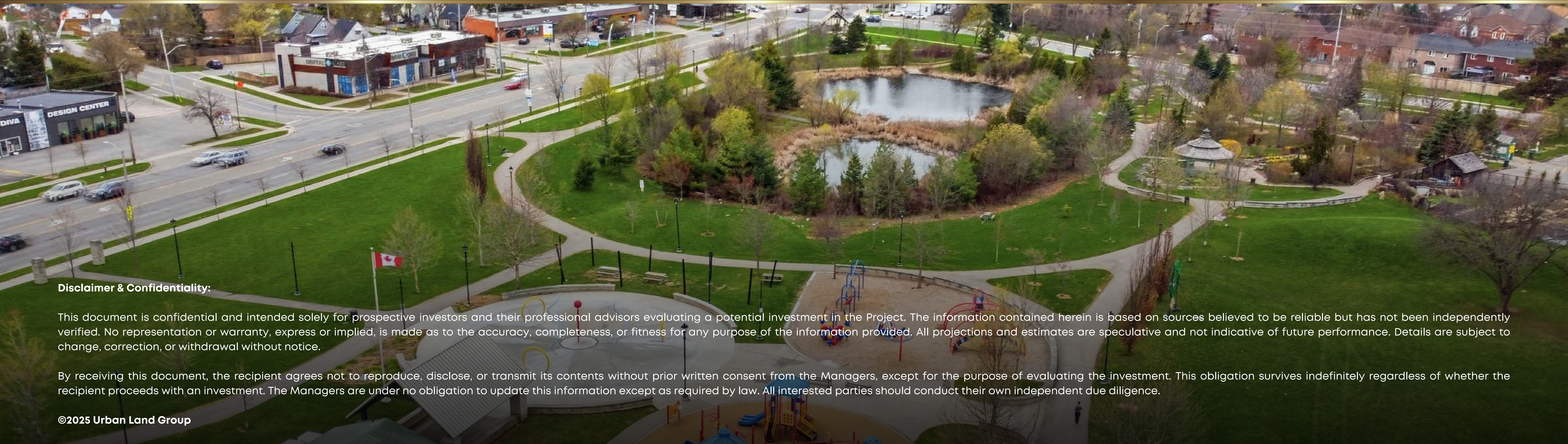

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