

SPECIAL OPPORTUNITIES IN ERIN & ROCKWOOD

6 Shamrock Road, Erin



For Sale: Commercial Auto Repair Garage / Retail Building & Business

- ± 4,057 sf Building on ± 0.52 acre lot (MPAC)
- C2 Highway Commercial allows many retail and automotive uses
- Rust proofing & tire services offered as part of the business
- 5 Drive-in doors / High traffic area
- Best location in town, at the lights of key intersection
- Drone video & details: www.6Shamrock.com

308 Main Street, Erin



For Sale: Commercial / Retail / Investment

- Freestanding building available
- ± 1,120 sf on ± 0.42 acre lot (as per MPAC)
- Main Street exposure / Best location in town
- Excess land for the size of the building
- Two trailers interconnected outback (available separately)
- Drone video & details: www.308Main.ca

4961 Seventh Line, Rockwood



For Sale: Vacant Industrial Lots

- **Part 2:** ± 2.33 acres / **Part 3:** ± 2.17 acres - M1 Rural Industrial Zone
- **Part 1:** ± 23 acres (other sizes possible) - M1 (majority) & EP Zones
- Excellent opportunity for users / developers / investors
- Severance about to be registered
- Located near Hwy. 7, between Rockwood & Acton
- 60-day closing available
- Drone video & details: www.4961SeventhLine.com

DEVELOPMENT LANDS / SPECIAL OPPORTUNITIES

15760 Robin's Hill Road, London



For Sale/Lease: Brand New Building to be Built in London

- Site is graded, permit ready to be pulled on ± 4.4 acres
- ± 52,006 sf Building / Can split to ± 25,000 sf or other
- Outside storage permitted / High quality construction
- Located within Foreign Trade Zone
- Easy access to Highways, Airport and U.S. Border
- Drone video & details: **Sale** - www.15760RobinsHill.com
Lease - www.15760RobinsHill.ca

47 Drayton Industrial Drive, Drayton



For Sale: Vacant Industrial Land

- **± 2 acres to ± 6.54 acres**
- ± 6.5 acre rectangular & flat lot / 2-4-6 acres available
- M1 Zoning allows for contractor's yard, auto body repair shop, transport establishment and more
- Drone video & details: **6-Acre** - www.47Drayton.com
2-Acre - www.47Drayton.ca

191279 13th Line, East Garafraxa



For Sale or Lease: Industrial Building / Contractor's yard

- ± 13,800 sf building on ± 5.16 acres lot
- M1 Zoning allowing outside storage, transportation depot & more
- ± 3 acres storage land, gravelled, plus car parking lot
- Very useful building size & configuration with 5 drive-in doors
- 600 V / 600 A + 480 V Transformer / Fire suppression water tank
- R40 Ceiling / R20 wall insulation / **5-year VTB possible**
- Drone video & details: www.191279-13thline.com



PROUDLY 100% CANADIAN OWNED
Celebrating
Over 12 years of Business



THE ECONOMY / MARKET

WHAT WE SEE CURRENTLY

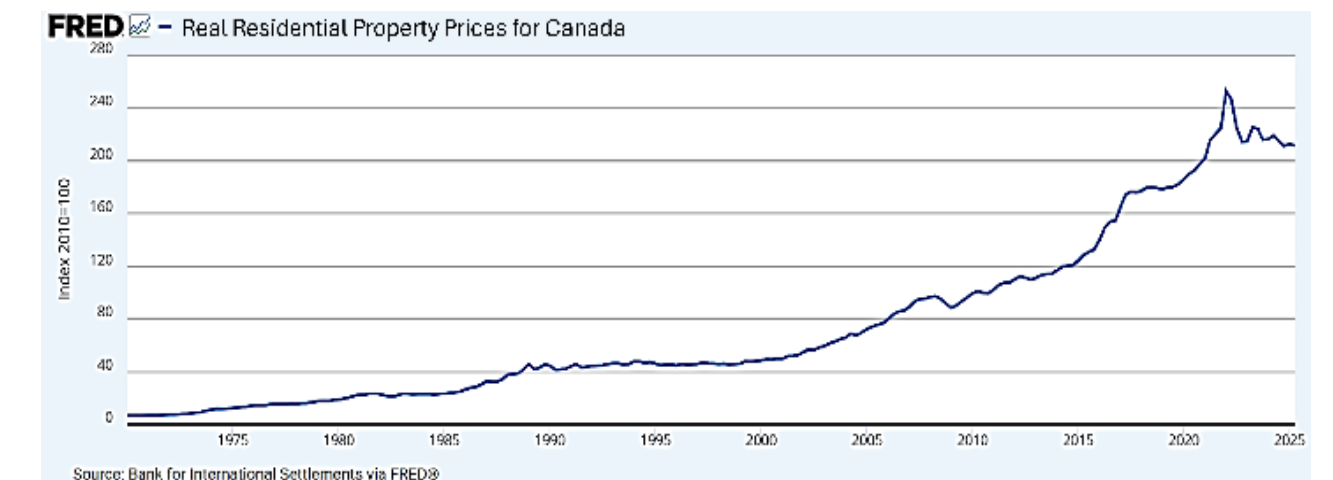
Commercial:

1. Industrial property and development land markets are literally "on hold"
2. Buyers & Sellers are sitting on the sidelines waiting for the Tariff/Trade situation to be resolved
3. Financing is challenging, especially for trucking related and development land buyers
4. With everything changing everyday, the uncertainty is putting most decisions on hold
5. Companies exporting to the USA are having extreme challenges
6. Importing from the USA is also very difficult
7. Truckers and developers can't get financing, and review engagement or audited statements may be required
8. BUT Canada to Canada services or manufactured products businesses are getting busier
9. And pent-up demand is building. We will see a boom when this is all over

Residential:

1. Residential is a leading indicator of the commercial market and that market activity is up 10% July 2024 / July 2025. Is this a sign that maybe things will get better soon OR are resales up because there is almost no new construction currently available?
2. But TRREB resale home prices are down 5%, with some product types down much more
3. Residential brokerages are hurting, and IPRO brokerage, with 2,400 agents, has gone under
4. Some Residential agents have taken second jobs or have left the industry

Summary re Residential prices, see where this is going. Some experts feel we should be at 2014 price levels:



OUR TEAM



BUSINESS / AUTOMOTIVE

Sale of Business



FOR SALE: FULL SERVICE POOL BUSINESS

- Opportunity to grow with additional services: Weekly Pool Maintenance / Landscaping / Hut Tubs / Snow Removal / Fully-stocked Retail Store, Seasonal Maintenance Services & Pool installation Visit: www.NoGreenPool.ca

635202 Highway 10, Mono



FOR SALE: AUTO SERVICE & REPAIR GARAGE

- ± 1.82 acre lot with large rear storage yard
- 9 bay service garage, 2 oversized drive in doors
- Includes 3 residential apartments
- **Rear yard opportunity / Fleet / Car Sales**
- Drone video & details: www.635202Hwy10.com

8060 Lawson Road 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 DI door ±3 years old
- Located in Milton Ind. Park adjacent to Hwy. 401
- Drone video & details: www.8060Lawson.com

AUTOMOTIVE / TRUCKER

9577 Sideroad 17, Erin



FOR SALE OR LEASE: INDUSTRIAL MULTI-UNIT

- ± 8,752 sf Bldg. (Shop & Office) on ± 7.76 acre
- Two Poly Coveralls / Zoning allows for transport terminal, O/S, contractors yard, RV Sales, etc.
- **Excess Land / Business is relocating**
- Located in Erin Industrial Park
- Drone video: www.9577Seventeenth.com

9572 Sideroad 17, Erin



FOR SALE: INDUSTRIAL AUTO RECYCLING

- ± 2 acres land / Can include 28 Pioneer Drive (±3.02 acres total)
- Available with or without auto recycling business / Can be used for transport w/ zoning adjustment / **VTB Available**
- Drone video: www.9572Sideroad17.com

9572 Sideroad 17, Erin



FOR SALE: INDUSTRIAL TRANSPORT SITE

- ± 2 or 3 acres (not actual photo)
- Office / Warehouse / Coverall that can be converted to truck repair
- Zoning can be modified to allow transport
- Drone video: www.9572Sideroad17.com

MANUFACTURING / WAREHOUSE

2771 Portland Drive #1-2, Oakville



For Lease: Manufacturing / Warehouse

- ± 38,207 sf / 6 dock doors / 1 drive-in door
- Excellent shipping with specialized leveler
- Heavy power and sprinklers: ESFR & Pumped
- Easy access to Highway 403 & QEW
- Premium quality space
- Drone video: www.2771Portland.com

NEW PROPERTIES / SPECIAL OPPORTUNITIES

150 Victoria Road South, Guelph



For Sale: Industrial Building / Contractor's Yard / Excess Land

- ± 4,117 sf Industrial Building plus ± 429 sf Office on ± 3.86 acre
- 4 Drive-in doors / Locate your construction business here & combine with other existing uses / Business available (extra)
- Employment-Industrial (B) zoning allows contractor's yard, trucking operations, manufacturing / warehouse, major equipment supply & service, outdoor storage (with limitations) & more
- Drone video & details: www.150Victoria.com

130-136 Speers Road, Oakville



For Sale: Investment Opportunity / Commercial-Retail Units Leased

- Fully leased retail / commercial plaza consisting of 7 units, occupied by 5 long-term tenants (2 double units) / With excess land at rear for parking
- Located on the desirable south side of street, fronting on Speers Road, with traffic volumes of over 17,000 vehicles per day (2018)
- This asset is part of a larger plaza, presenting potential for an expanded investment opportunity for buyers
- Drone video & details: www.130-136Speers.com

358 Maple Avenue, Georgetown



For Sale: Re-development Opportunity / House

- ± 1.85 acres of Prime Re-development land
- Possible 42 units if zoning permission obtained
- Re-develop the property for increased density (zoning work required) or renovate existing executive home with inground swimming pool
- Municipal Water & Sewage
- Across from Golf course, near Trafalgar with easy access to Hwy. 401
- Drone video & details: www.358Maple.com

FARM / INVESTMENT COMMERCIAL-RETAIL BUILDING / REDEVELOPMENT

8961 Highway 89, Adjala-Tosoronto



For Sale: Farm Land

- ± 107.18 acres (MPAC) / ± 76.08 acres workable area
- Just east of Rosemont Village
- Two road frontages / Easy access to Hwy 89
- Farm land is tenanted
- Adjacent farm already sold and closed
- Drone video & details: www.8961Hwy89.com

118 Alma Street, Rockwood



For Sale: Renovated Commercial / Retail Building

- ± 2,400 sf of Investment Commercial-Retail Building on Highway 7
- Renovations include new roof & siding / exterior & interior
- New furnace installed at rear October 2023
- Approved Building Permit for garage ± \$75,000
- Drone video & details: www.118Alma.com

69 David Street, Brampton



For Sale: Redevelopment / Industrial Downtown Brampton

- ± 0.20 acre redevelopment opportunity or use as-is
- Located in Downtown Brampton
- Existing Industrial building on site
- Currently Zoned M1-3156
- Official Plan designations are Central Area & Residential
- Drone video & details: www.69David.com