

EASTERN REGION

57 Cannifton Road, Belleville



For Lease: Offices with Fenced Parking

- ± 1,200 sf unit / different size combinations
- Available Immediately
- Easy access to Hwy's 401, 62 & 37
- New C3 Regional Commercial Zoning
- For more details visit: [www.57-75Cannifton.com](http://www.57-75Cannifton.com)

175 Lahr Drive #D, Belleville



For Lease: Industrial Unit

- ± 8,760 sf unit in a multi-unit Industrial building
- Suitable for manufacturing, warehousing and other Industrial / Commercial uses
- Specialized sprinkler system with both dock and drive-in doors
- Abuts Hwy 401 with exceptional exposure / Ideal for business seeking on/off Hwy 401 efficiently
- Drone video & details: [www.175Lahr.com](http://www.175Lahr.com)

PROPERTY HIGHLIGHTS & NEWSLETTER LINK

Coming Soon

Stay tuned!

- Warehouses in Belleville
  - ✓ Small / Medium / Large
- Investment Plaza in Belleville
- Retail Building in Toronto
- More development Lands

Highlight

New video underway!

- Filming for "Fly Over Belleville" has begun

Newsletters link

We now have multiple newsletters:

- West + Centre
- Eastern Ontario
- Residential & Farm coming soon

For a digital copy of our current & past newsletters visit:

[www.dwgra.com/newsletter](http://www.dwgra.com/newsletter)

EASTERN REGION

330 Sidney Street, Belleville



For Lease: Commercial Unit

- ± 3,200 sf unit in a multi-unit Commercial building
- Suitable for warehouse, office, electronics lab, and more
- Two truck level doors & high percentage office
- Corner property / Excellent exposure along Sidney Street / Ample on-site parking
- Convenient access to Highway 401
- Drone video & details: [www.330Sidney.com](http://www.330Sidney.com)

620 Dundas Street East #3 & 4, Belleville



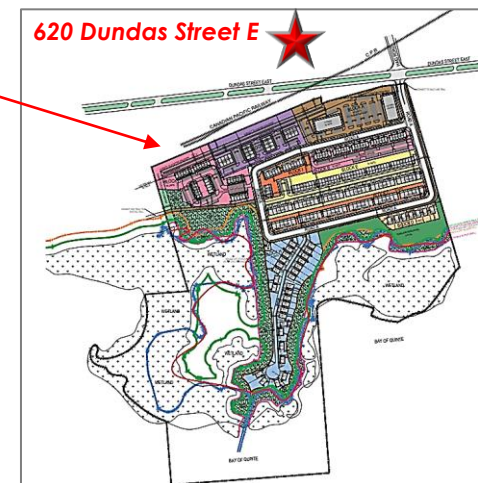
For Lease: Two Retail / Commercial Units

- Two Middle units from ± 1,425 sf to ± 2,862 sf
- AAA Fast Food anchor neighbours
- Site features complementary uses, including a newly opened grocery store, daycares, and family services
- Area redeveloping, possibility of new housing across the street - growth
- Drone video & details: [www.610Dundas.ca](http://www.610Dundas.ca)

Development at 621 Dundas Street East

Since the property was acquired by the current owners and cleaned up, a 599 units residential subdivision is planned for the 25 acres that have been re-designated from "Environmental Protection" to "Residential Land Use".

<https://opencouncil.ca/osprey-shores-former-bakelite-property/>



PROPOSED LAND USE LEGEND	
	CONDO APARTMENTS - 185 UNITS
	CONDO STACKED TOWNHOUSES (2 1/2 STOREY) - 176 UNITS
	FREEHOLD TOWNHOUSES - 54 UNITS
	FREEHOLD DETACHED BUNGALOWS - 7 UNITS
	CONDO DETACHED BUNGALOWS - 29 UNITS
	CONDO TOWNHOUSES - 76 UNITS
	CONDO BACK TO BACK STACKED TOWNHOUSES - 72 UNITS
	NON-DEVELOPABLE AREA OUTSIDE OF TABLE 9 LIMIT
	PARKLAND DEDICATION
	OPEN SPACE AREA
	ZONING BY-LAW COMPLIANT PARKING SPACES

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*



PROUDLY 100% CANADIAN OWNED

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CENTRAL REGION

2771 Portland Drive # 1-2, Oakville



Need Distribution space in the GTA?

- ± 38,207 sf Premium quality space for lease
- Heavy power and sprinklers: ESFR & Pumped
- Excellent shipping with specialized leveller
- Easy access to Highway 403 & QEW
- Drone video: [www.2771Portland.com](http://www.2771Portland.com)

358 Maple Avenue, Georgetown



For Sale: Re-development opportunity / House

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

WHAT WE SEE CURRENTLY

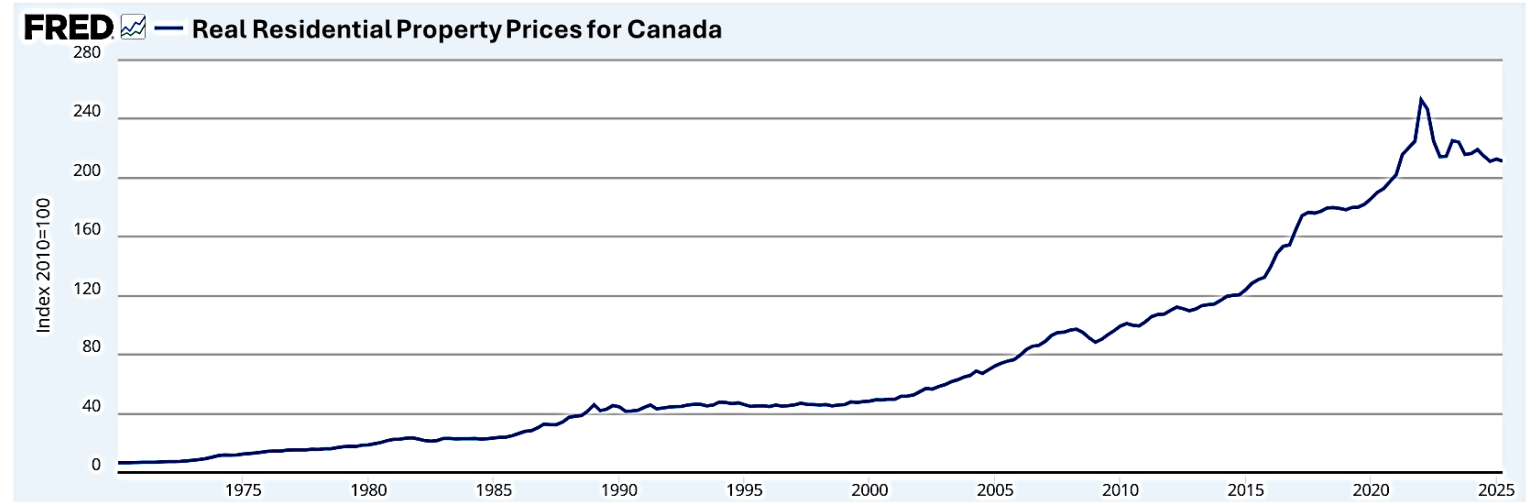
Commercial:

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:



Source: National sources, BIS Residential Property Price database, <http://www.bis.org/statistics/pp.htm>

OUR OFFICE HAS MOVED!!!

DWGRA NEW PHYSICAL ADDRESS

Just off Hwy. 401  
Near 407 Interchange

6655 Kitimat Road, Unit 9  
Mississauga ON  
L5N 6J4

Our mailing address:  
P/O Box 57010 RPO Brittany Glen  
5602 Tenth Line West  
L5M 0M5

VIDEO LINKS

Visit our videos below to understand the Business Parks:

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

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

Northeast Belleville Commercial Park  
video below: (filming in progress)

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

OUR TEAM

