CBRE | RETAIL INVESTMENT GROUP

GRIMSBY CENTRE

55 & 61 MAIN STREET EAST, GRIMSBY · ONTARIO

FOR SALE FULLY LEASED RETAIL PLAZA WITH SURPLUS LAND



The Offering

CBRE's Retail Investment Group is pleased to offer for sale Grimsby Centre, a fully leased retail and service commercial property strategically located at 55 & 61 Main Street East in Grimsby, Ontario. The Property comprises approximately 9,710 sq. ft. of leasable area and is 100% occupied by a diverse roster of established automotive and medical tenants, providing investors with stable in-place income and a diversified tenancy profile.

Prominently situated along Main Street East, Grimsby's primary commercial corridor, the Property benefits from excellent exposure and convenient access to the surrounding community, with the QEW approximately 1 km away. Its established Main Street location is complemented by strong surrounding commercial activity and proximity to a broad range of national and local retailers and services.

Further enhancing the opportunity is the surplus land at 61 Main Street East, providing investors with meaningful potential to increase value over time. Existing site plans contemplate additional commercial development on the lands, creating a compelling opportunity to acquire a fully leased income-producing asset with identifiable future development and value-add potential.

PROPERTY DETAILS

ADDRESS	55 & 61 Main Street East, Grimsby
YEAR BUILT	2010
SITE AREA	55 Main St E - 1.018 acres 61 Main St E - 0.434 acres **Total: 1.452 acres**
ZONING	Downtown Main St (DMS)
OCCUPANCY	100%
# OF TENANTS	3
LEASABLE AREA (SQ. FT.)	9,710

ASKING PRICE: $4,950,000



4.9 YEAR WALT

GROWING MARKET

STRONG TENANT HISTORY

SURPLUS LAND

OVER 300 FT. OF FRONTAGE

Location Overview

CANADIAN TIRE
SOBEYS
PET VALU
MCDONALD'S
STACKED PANCAKE
LITTLE CAESARS PIZZA
RBC BANK
BEER STORE
WINE RACK

QEW

ESSO GAS STATION
PIZZA HUT
FLAWLESS VAPES

FOOD BASICS
BMO BANK
RUFFIN'S PET CENTRES
THE COURTYARD GRIMSBY
HEARINGLIFE

GIANT TIGER
F45 TRAINING GRIMSBY
THE NOOK
TEDDY'S SPORTS BAR

AMICI'S PIZZA
NURISH KITCHEN
THE BRICK SHACK
MUN HING RESTAURANT

TD BANK

STATION1 COFFEEHOUSE
M&M FOOD MARKET
DOMINO'S PIZZA
FIRST CHOICE HAIR
ACTIVATE DANCE SCHOOL

AK SUSHI
DO EAT SUSHI

KINGSWAY BOULEVARD

GRIMSBY PLAZA
55 MAIN STREET EAST, GRIMSBY

PIONEER
GAS STATION

MAIN STREET EAST

DEMOGRAPHICS

$154,284
Average Household Income

29,546
Population

9.1%
Population Change

14,093
Labour Force

DRIVE TIMES

QEW	3 mins (1 km)
Highway 403	20 mins (29.5 km)
Highway 407	20 mins (30 km)
Pearson Airport	1 hr (80 km)
John C. Munro Hamilton Int. Airport	35 mins (40 km)
Downtown Toronto	1 hr 25 mins (84.5 km)



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OFFERING PROCESS

CBRE Limited ("CBRE") has been retained as the exclusive advisors to seek offers for the disposition of the property. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving information on the offering. For more information on the offering process please contact one of the agents. Please refer to the Confidential Information Memorandum (CIM) located in the online Data Room for more information on the sale process.

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