



FOR SALE

263 - 265 GUELPH STREET, GEORGETOWN

PROPERTY SPECIFICATIONS

Address	263 - 265 Guelph Street Georgetown, ON
Intersection	Guelph Street / Highway 7 and Sinclair Avenue
Year Built	2010
GLA	28,492 SF
Occupancy	100%
Tenants	Shoppers Drug Mart, Emerald Isle Home Furnishings
Site Area	2.4 Acres
Parking	116 parking stalls (4.1/1,000 SF)
WALT	8.65 years remaining

Investment Highlights

- The site offers premium visibility and access from Guelph Street, Georgetown’s primary arterial thoroughfare experiencing high daily traffic volumes of over 50,000 vehicles passing the site daily.
- Located on 2.4 acres, the centre is well-designed and draws visitors from across the Halton Region and the GTA.
- Sinclair Place has a healthy weighted average lease term of 8.65 years with meaningful rental escalations.

THE OFFERING

JLL’s National Retail Investment Group is pleased to offer for sale a 100% freehold interest in Sinclair Place, a Shoppers Drug Mart anchored centre located in the heart of Georgetown’s busiest commercial node with over 50,000 vehicles passing the site daily. Situated on 2.4 acres, the property is comprised of two freestanding buildings fully leased to Shoppers Drug Mart and Emerald Isle Home Furnishings. The property offers the investor secure and increasing cash flows with a healthy weighted average lease term of 8.65 years remaining, with over 12 years remaining on the Shoppers term.

The property was meticulously constructed in 2010 and offers multiple access points along Guelph Street and Sinclair Avenue. Sinclair Place is strategically located diagonally opposite to Georgetown Marketplace, a 325,000 SF retail centre anchored by Walmart Supercentre, Sport Check, Winners, HomeSense, LCBO, and The Beer Store. Guelph Street is Georgetown’s primary commercial corridor offering a wide array of commercial uses continuously drawing visitors to this area throughout all times of the day.

Georgetown is located in Halton Hills, part of the Greater Toronto Area, and serviced by all modes of transportation, including major highways, airports, and railways.



TD Canada Trust
BulkBarn
food Basics

Sinclair Place
SHOPPERS DRUG MART
ENERGIZ

PET SMART Happiness in store:
CANADIAN TIRE
Boston Pizza

Home hardware

SWISS CHALET ROTISSERIE & GRILL
CASH MONEY
HARVEY'S ServiceOntario

FRESH CO.
Fresher. Cheaper.

RONA
QUIZNOS

GoodLife FITNESS

GUELPH STREET / HIGHWAY 7

Tim Hortons
SleepCountry
SUBWAY
REAL CANADIAN
Superstore
GoodLife FITNESS
Mac's

Walmart **Mark's**
SPORTCHEK **HOMESENSE**
WINNERS **LCBO**

For more information, please contact:

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