



For Lease • Retail

321 Main Street E

Grimsby • Ontario

Lennard: •

200-55 University Avenue, Toronto
416.649.5920

Spectacular Retail Opportunity

321 Main Street E

Grimsby, Ontario

Prime freestanding building with exceptional visibility along Main Street East (Hwy 81), a key commercial corridor. Previously occupied by Peavey Mart/TSC Stores, the site offers direct access to the QEW and supports a wide range of retail and commercial uses.



Address

321 Main Street E

Grimsby, ON

Year Built

2005



Site Area

2.45 Acres

Building Size

28,646 SF

plus gated outdoor storage
at rear

Frontage

225 FT



Availability

Contact Listing Agent



Shipping

1 Truck Level

1 Drive-In



Net Rent

\$16.95 PSF PA

TMI (2025)

\$6.21 PSF PA

TMI Breakdown

Property Tax

\$4.08 PSF

Maintenance

\$0.90 PSF

Admin Fee

\$0.81 PSF

Insurance

\$0.42 PSF



Legal Description

Pt Lt A East Gore North Grimsby, Pts 2 & 4, PI 30R14560;
Secondly: Pt Lt 1 Con 1
North Grimsby, Pt Lt A East
Gore North Grimsby, Pt 1,
30R11601 Except Pt 2,
30R11809 Together With An
Easement Over Pts 1 & 3,
30R14560 As In NR393690
Together With An Easement
Over Pt 9, 30R7473 As In
NR236463 Town Of Grimsby



Zoning

CS – Service Commercial Zone

(Permitting many uses including commercial,
retail, automotive, hotel, accessory outdoor
sales area and covered outdoor storage)



Listing Agents

Richard Turner**

Founding Partner

416.649.5910 • rturner@lennard.com

Yash Kumar*

Executive Vice President

905.917.2031 • yash@lennard.com

*Sales Representative **Broker

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321 Main Street E

Grimsby, Ontario

Construction

Concrete slab on grade with concrete block masonry foundation walls

HVAC

Heating and cooling is provided by roof mounted HVAC systems

Roof

Built-up asphalt (tar and gravel)

Lot Size

2.45 Acres

Accessibility

Excellent accessibility with 53-foot trailer turning radius

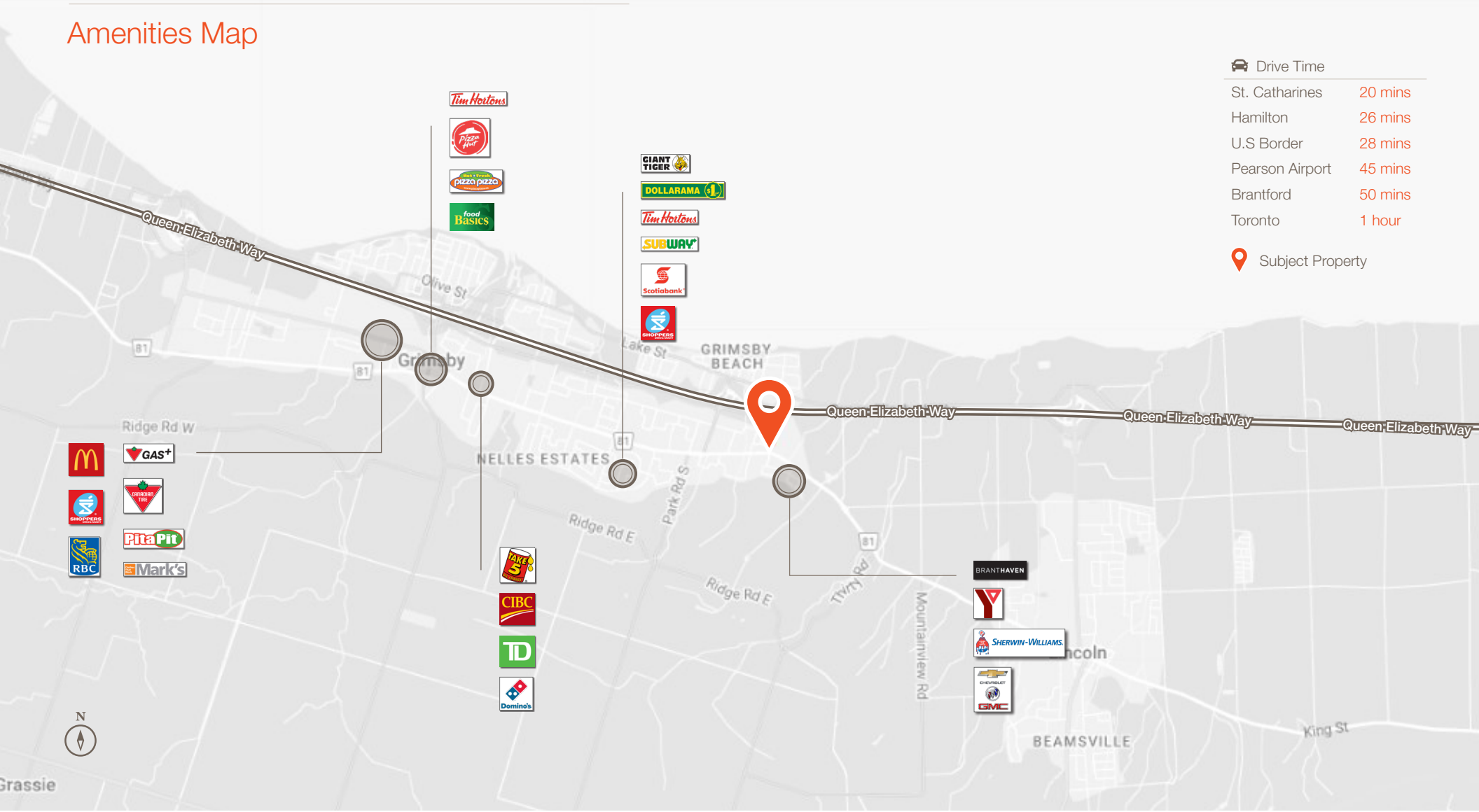


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321 Main Street E

Grimsby, Ontario

Amenities Map



321 Main Street E

Grimsby, Ontario

Site Plan

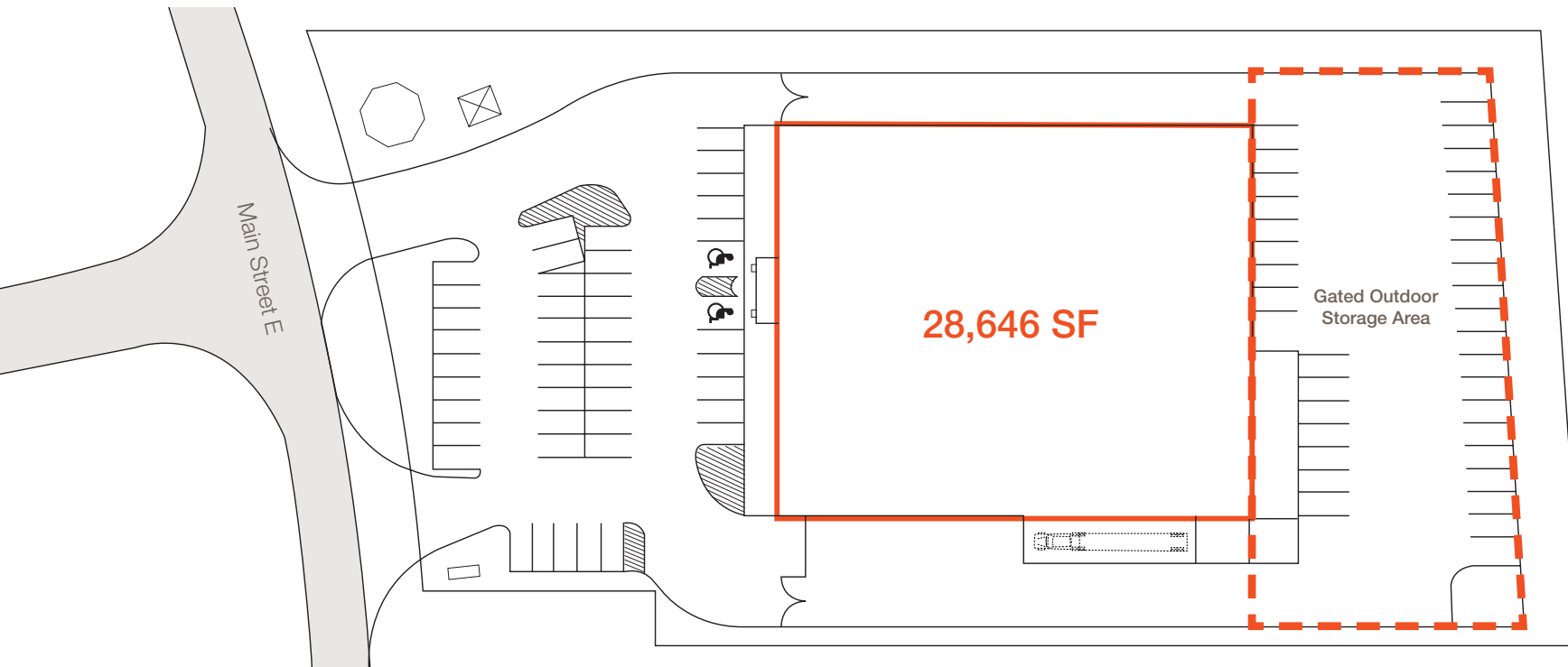
2.45 Acres

Building Size

28,646 SF

Shipping Doors

1 Truck Level * 1 Drive-In



Grimsby, Ontario

- Automobile sales establishment
- Automobile service garage
- Bank
- Banquet facility
- Building supply
- Car wash
- Commercial fitness centre
- Commercial school Community
- Recreational Centre
- Convenience store
- Custom workshop
- Farm implement sales and service
- Farm market
- Furniture store
- Garden centre
- Gas station
- Hotel
- Office
- Place of entertainment
- Printing establishment
- Public parking facilities
- Restaurant
- Retail store
- Service shop
- Specialty home product warehouse
- Taxi establishment
- Undertaking establishment
- Veterinary clinic

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321 Main Street E

Grimsby, Ontario



Lennard's

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Lennard:

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rturner@lennard.com

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.

Lennard Commercial Realty, Brokerage.

