

For Sale:

Lennard:



Peavey Mart

Owner User / Investor Opportunity

## 321 Main Street E | Grimsby, Ontario

Vacant Freestanding Commercial Building

**28,646 SF** on **2.45 Acres**



# Executive Summary

321 Main Street East represents a rare opportunity to acquire a vacant freestanding commercial building totaling 28,646 SF situated on 2.45 acres in Grimsby, Ontario.

Originally constructed in 2005 for TSC Stores (Peavey Mart), the building features a highly functional retail and warehouse layout including one truck level loading door, one drive in door, full circulation for 53 foot trailers, and gated outdoor storage at the rear of the site.

The Property benefits from excellent visibility and approximately 225 feet of frontage along Main Street East (Highway 81), a key commercial corridor connecting Hamilton and St. Catharines. The site is located +/-1.4 kilometres from the Queen Elizabeth Way (QEW), providing convenient regional access.

Zoned CS Service Commercial, the Property permits a wide range of uses including retail, automotive, building supply, veterinary clinic, restaurant, office, hotel, and outdoor sales or storage.

Located within the growing Town of Grimsby between Hamilton and the Niagara Region, the Property is well positioned to benefit from continued residential and commercial growth.

The offering presents an excellent opportunity for owner users, investors, or potential redevelopment.



**Prime Vacant**  
Freestanding  
Commercial Building  
**28,646 SF** on  
**2.45 Acres**

## Offering Price

**\$7,499,000**

Offers will be reviewed as received.



# Investment **Highlights**

- Freestanding Commercial Building totaling **28,646 SF**
- Large Site Area, Situated on **2.45 Acres**
- Constructed in 2005 with **modern** commercial construction
- Open **Retail / Warehouse Layout** with high ceilings
- **Gated Outdoor Storage Area** at Rear of Property
- Shipping includes **1 truck level door** and **1 drive-in door**
- **Full Turning Radius** and access for **53-Foot Trailers**
- **Flexible Zoning** – CS Service Commercial
- Excellent Visibility and **Quick Access to QEW** (1.4 km)
- **Growing Community** located between **Hamilton** and **St. Catharines**
- **Vacant Possession** allowing **immediate** occupancy for owner users



# Area Overview

## Destination Location Servicing Hamilton and Surrounding Areas

**● New Residential Developments**

Address	Development	Units
1 560 N Service Road	Waterview	181 units - High Rise
2 10 Windward Drive	Odyssey	206 units - High Rise
3 25 Main Street E	Century Condos	87 units - High Rise
4 27 John Street	Johnathan Townhomes	40 units - High Rise
5 15 Lake Street	Inspiration Point	25 units - High Rise
6 314 Main Street E	Grimsby Collection	56 units - Low Rise
7 5055 Greenlane Road	Utopia	275 units - High Rise
8 4514 Ontario Street	Bench	32 units - High Rise





# Property Location

The Property is located along Main Street East (Hwy 81), a busy commercial that crosses Grimsby, connecting Hamilton to the west and St. Catharines and Niagara Region to the east. The asset is well positioned at a signalized intersection and is in close proximity to the heavily travelled QEW. Main Street is mostly developed by established commercial, industrial, institutional and automotive uses along with traditional multi-residential and single-family homes. The Grimsby Peavey Mart is a destination location which services the greater Hamilton area and the many surrounding communities.

The Property conveniently sits just 1.4 kilometers from the Queen Elizabeth Way at the Bartlett Avenue exit, offering quick access and excellent transportation connectivity. Grimsby is part of the Hamilton census Metropolitan Area and has experienced significant growth over the past decade due in part to its geographic location between Greater Hamilton and Toronto Areas, and Niagara Region, providing direct access to the U.S. border within 30 minutes.

**1.4 KM**  
from  
**QEW Access**  
Strategically  
Located Between  
**Hamilton and**  
**St. Catharines**



321 Main Street East, Grimsby, ON



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



Site Area: 2.45 acres  
Gross Leasable Area: 28,646 SF plus gated outdoor storage at rear  
Frontage: 225 Feet (Approx.)  
Depth: 457 Feet (Approx.)



Zoning: CS – Service Commercial Zone  
Permitting many uses including commercial, retail, automotive, hotel, accessory outdoor sales area and covered outdoor storage



Built in 2005

# Property Description

321 Main Street E is a freestanding commercial building totaling 28,646 SF situated on a large parcel of land measuring 2.45 acres in the Town of Grimsby. The Property also includes a gated outdoor storage area located at the rear of the site, providing additional flexibility for outdoor sales or storage.

Originally constructed in 2005 for TSC Stores (Peavey Mart), the building offers a highly functional layout suitable for a wide range of commercial uses. The Property features an open large format retail / showroom floor plan with high ceilings, allowing flexibility for retail, building supply, showroom, service commercial, and other permitted uses.

321 Main Street E is a well configured mid size commercial building that has been well maintained throughout its ownership. The building includes two shipping doors consisting of one truck level loading door and one drive in door, providing efficient shipping and receiving functionality. The site layout allows full circulation for 53 foot trailers, enabling convenient access and maneuverability around the building.

Situated along Main Street East (Highway 81), the Property benefits from excellent exposure along a major commercial corridor and is located approximately 1.4 kilometres from the QEW, providing convenient regional connectivity.

Given the flexible building layout, large site area, and broad CS Service Commercial zoning, the Property presents an excellent opportunity for owner users, investors, or potential redevelopment.



	<b>Construction:</b>	Steel frame construction with metal decking, open web steel joists and reinforced concrete slab foundation
	<b>Environmental &amp; BCA:</b>	Phase 1 Environmental - Stantec (2022) Building Condition Assessment - Stantec (2022)
	<b>Roof:</b>	Low slope EPDM membrane with gravel ballas
	<b>Lot Size:</b>	2.45 Acres
	<b>Ceiling Height:</b>	~16 ft
	<b>Shipping:</b>	1 Truck Level & 1 Drive-In
	<b>HVAC:</b>	Heating and cooling is provided by roof mounted HVAC systems
	<b>Electrical Pad:</b>	Pad mounted transformer with three phase service
	<b>Fire Protection:</b>	Wet and dry pipe sprinklersystem
	<b>Availability:</b>	Vacant possession
	<b>Outdoor Storage:</b>	Gated rear yard area

# Property Photos



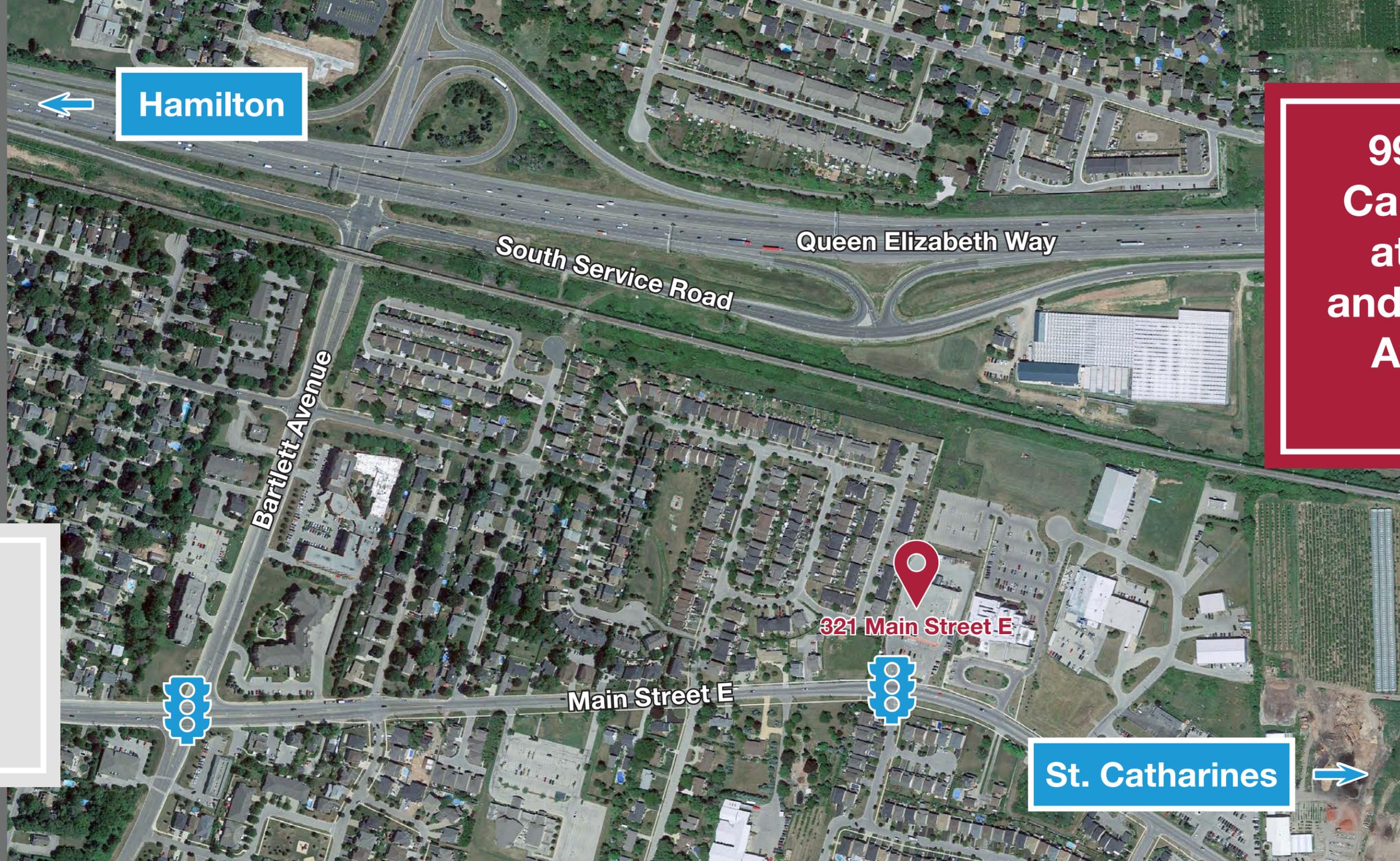
**Highly Functional**  
Commercial Building  
with **Shipping** and  
**Outdoor Storage**

# Property Access

321 Main Street E is located along a major east-west artery and offers exceptional visibility and accessibility. The Property benefits from roughly 225 ft of high exposure frontage and also offers two points of ingress/egress, with full turn access. There is ample paved parking along with 1 drive in and 1 truck level door for shipping and receiving, which can also accommodate 53' trailers with a full turning radius. The Property has excellent access to major thoroughfares including the heavily travelled Queen Elizabeth Parkway.

**11,600+**  
Cars Daily  
at Bartlett & Main

**99,800+**  
Cars Daily  
at QEW  
and Bartlett  
Avenue  
Exit



# Zoning



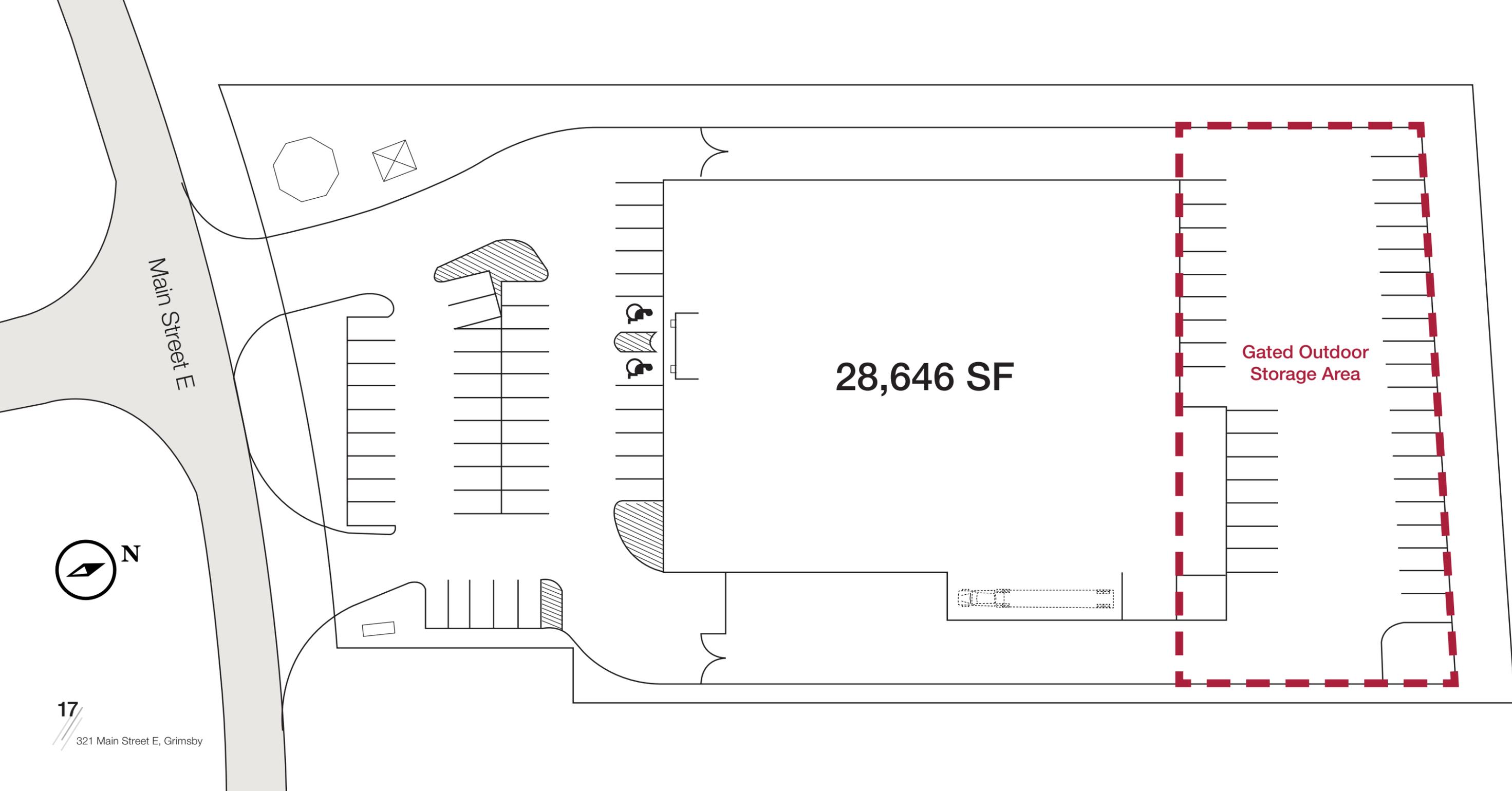
## Service Commercial Zone (CS)

### Permitted Uses

- ◇ 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 stores
- ◇ 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

The Property also has site specific zoning allowing retail hardware and farm supply outlet use, personal service shop, clinic, accessory outdoor sales area and covered outdoor storage. Please refer to the data room for full zoning document.

*For full zoning, please refer to the Town of Grimsby Zoning By-law No. 14-45 and any applicable amendments.*



# Site Plan

225 ft Frontage  
 2.45 Acres  
 1 Truck Level  
 1 Drive-In  
 Outdoor Gated  
 Storage

# About Grimsby

**The Town of Grimsby** offers an unparalleled setting between the south shores of Lake Ontario and the Niagara Escarpment. With a population of over 27,000, Grimsby is a growing municipality in the Niagara Region.

As the midpoint between Hamilton and St. Catharines, and westernmost Town in Niagara Region, Grimsby is part of the Hamilton Census Metropolitan Area. Grimsby is a sought after community that has experienced significant growth over the past decade due in part to its geographic location between the Greater Hamilton and Toronto Areas, and Niagara Region – providing access to world class amenities and direct access to the U.S. border within 30 minutes.

Grimsby's distinct character, heritage and natural setting make it a great place to live and do businesses.



## Population growth

The Town of Grimsby is one of the fastest growing municipalities in the Niagara Region with its population growing by 7.9 percent between 2011 & 2016, and further population growth is expected over the next decade. The town's growth rate is greater than that of the provincial average of 4.6 percent and the national average of 5 percent.



## Labour force

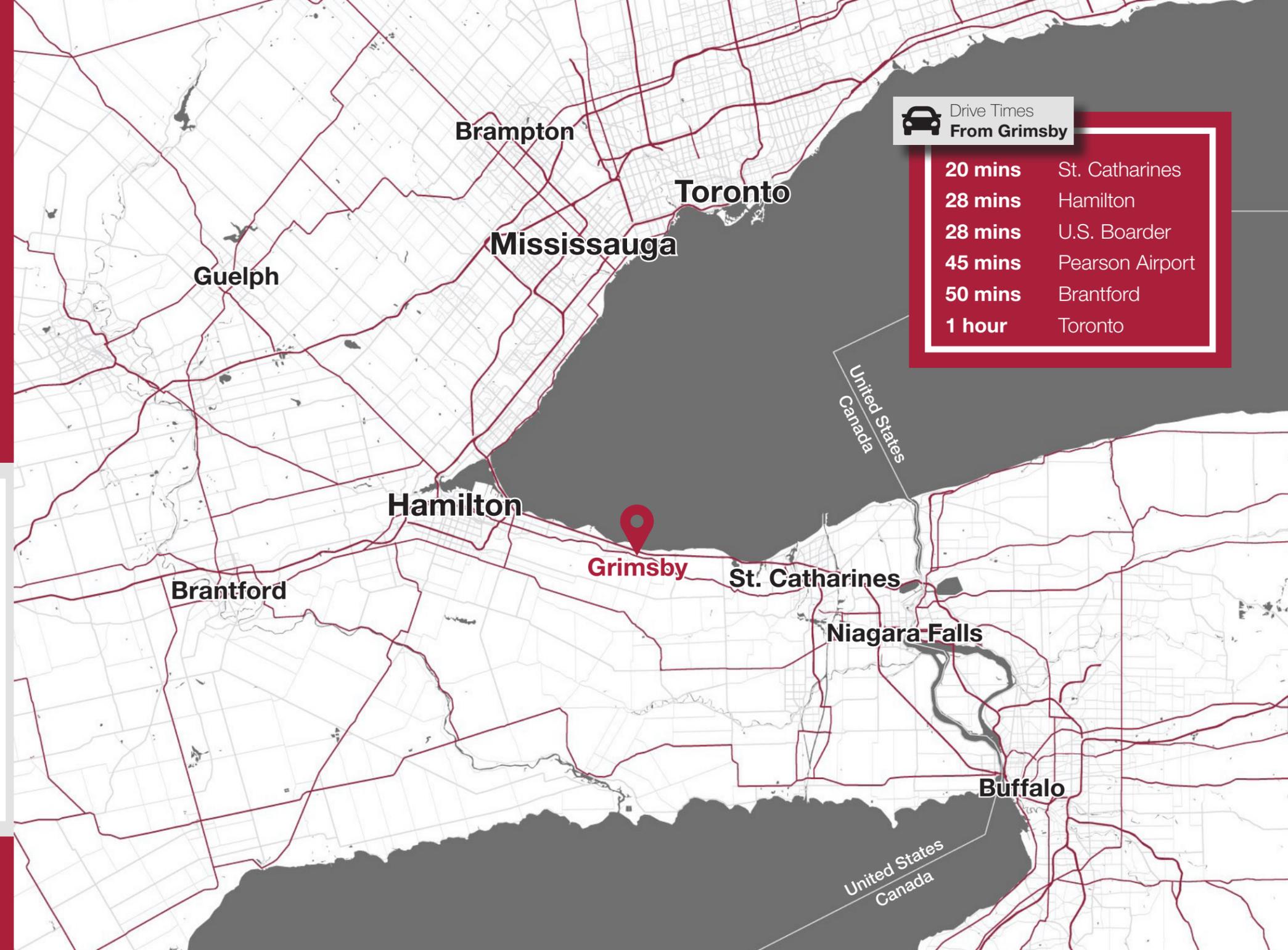
Businesses have access to a well-educated and talented labour pool, and Grimsby's access to major transportation infrastructure allows easy commutes. Many residents travel daily to larger urban centres throughout Niagara, Hamilton and Toronto, and local businesses and employees enjoy an exceptional quality of life.



## Household income

The median household income is \$79,036 and the average household income is \$92,038.

Projected  
Population  
**Growth 10%**  
Increase  
in the Next  
**10 years**



# Offering Process

## Memorandum Contents

This Confidential Investment Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, location and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Lennard or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under final page of the memorandum will relate to all sections of the CIM as if stated independently therein.

## Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisor in connection with the possible acquisition of the Property and agree that they will not look to the Vendor or the Advisor or any of their affiliates for any fees or commissions in connection with the sale of the Property other than the co-operating fee being offered.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisor.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

Based on the information contained in this CIM, and other information that may be made available by the Advisor upon request, interested parties are invited to submit an offer to address the following requirements:

1. The purchase price and deposits for the Property
2. Proposed timeline and the terms of due diligence and closing
3. Confirmation that the Property will be purchased on an “as is, where is” basis
4. Name of the ultimate beneficial owners of the Purchaser
5. Evidence of the Purchaser’s financial ability to complete the transaction

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisor.

Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

## Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendor, Advisor or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisor make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

## Submission Process & Timing

The Property is being offered for sale at an asking price of \$7,499,000.

## Exclusive Advisor

All inquiries regarding the Property or any information contained in this CIM should be directed to Lennard Commercial as exclusive agents for the Vendor.

### Yash Kumar\*

Executive Vice President, Investment Services  
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### Richard Turner\*\*

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