



Investment Summary

ONTARIO RETAIL INVESTMENT PORTFOLIO: INCOME • FLEXIBILITY • SCALE • REDEVELOPMENT

An exceptional opportunity to acquire a portfolio of 6 retail properties in prime market locations across Ontario.



Investment Summary

ONTARIO RETAIL INVESTMENT PORTFOLIO:
INCOME • FLEXIBILITY • SCALE • REDEVELOPMENT

The Offering

Colliers International is pleased to offer for sale a portfolio of 6 retail properties (individually described herein as the “Property” and collectively as the “Portfolio” or “Properties”). The Seller welcomes offers on a portfolio, sub-portfolio, or individual basis.

The Portfolio contains 4 single-tenant and 2 multi-tenant fully leased properties totaling 47,708 SF with 100% of the income secured by national tenants. Several of the properties offer an excellent long-term redevelopment opportunity.

Investors have the flexibility to acquire a mix of assets that provide care-free income, value-add opportunity through active management and significant long-term higher and better use upside.



**530 Commissioners Road West
London, ON**



**578-580 Wonderland Road South
London, ON**



**1730 Lakeshore Road West
Mississauga, ON**



**1000 McGill Street
Hawkesbury, ON**



**841-845 Niagara Street
Welland, ON**



**355-369 Bayfield Road
Goderich, ON**

Investment Highlights



**100% Occupied with
Net Leases**

Fully leased portfolio with all tenants on net leases providing ease of management



National Covenants

100% of the income secured by long-term, national tenancies



**Redevelopment
Potential**

Higher and better use opportunities for several properties offer significant long-term upside



**Preferred Retail
Asset Type**







Retail assets have proven to be resilient investments that are poised for strong revenue growth



**Strategic Market
Locations**

The portfolio is generally located on major intersections along primary retail corridors

Portfolio Summary Chart

	ADDRESS	CITY	SITE AREA (ACRES)	GLA (SF)	MAJOR TENANT	DEVELOPMENT OPPORTUNITY	PRICE
	530 Commissioners Road West	London	1.19	12,350	Shoppers Drug Mart	11 storeys. 4.0 - 6.0 FSI	\$7,190,000
	578-580 Wonderland Road South	London	0.82	6,899	Sleep Country and Starbucks	12 storeys. 4.0 - 6.0 FSI	\$3,900,000
	1730 Lakeshore Road West	Mississauga	0.68	6,504	Royal Bank	8-9 storeys. 3.0 - 5.0 FSI	\$6,890,000
	1000 McGilll Street	Hawkesbury	0.92	3,030	Tim Hortons		\$1,750,000
	841-845 Niagara Street	Welland	1.32	10,900	TD Bank	8 storeys. 3.0 - 4.0 FSI	\$5,000,000
	355-369 Bayfield Road	Goderich	0.80	8,025	Goodwill	6 storeys. 2.0 - 3.0 FSI	\$2,000,000
TOTAL			5.73	47,708			\$26,730,000

Portfolio Map



**355-369 Bayfield Road
GODERICH**



530 Commissioners Road W

LONDON



578-580 Wonderland Road S



**1730 Lakeshore Road West
MISSISSAUGA**



**841-845 Niagara Street
WELLAND**



**1000 McGill Street
HAWKESBURY**



FOR SALE

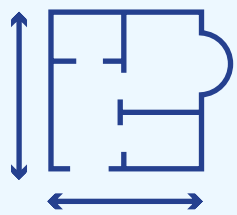
530
Commissioners Road West
London, ON



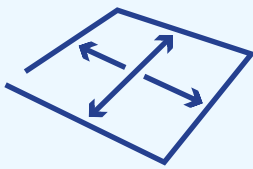
Single-tenant property with a recently renewed net lease to Shoppers Drug Mart.

INVESTMENT HIGHLIGHTS

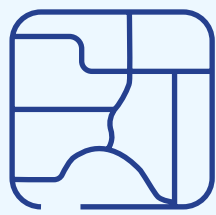
Single Tenant Carefree Net Lease:	Triple Net Lease requiring limited management and capital requirements from the Landlord.
Strong Tenant Covenant:	As a subsidiary of Loblaw Companies Limited, Shoppers Drug Mart is a top tier pharmacy retailer and a low-risk tenancy with a strong covenant.
Long-Term Tenancy:	The Property is 100% leased to Shoppers Drug Mart on a recently renewed long-term lease with contractual rental escalations and strong future revenue growth. Shoppers Drug Mart has been at this location for 25 years.
Corner Location with Great Visibility:	The Property is well located in a busy retail node with great street visibility and surrounding complementary retailers.



Gross Leasable Area
12,350 SF



Site Area
1.19 acres



Zoning
ASA1ASA



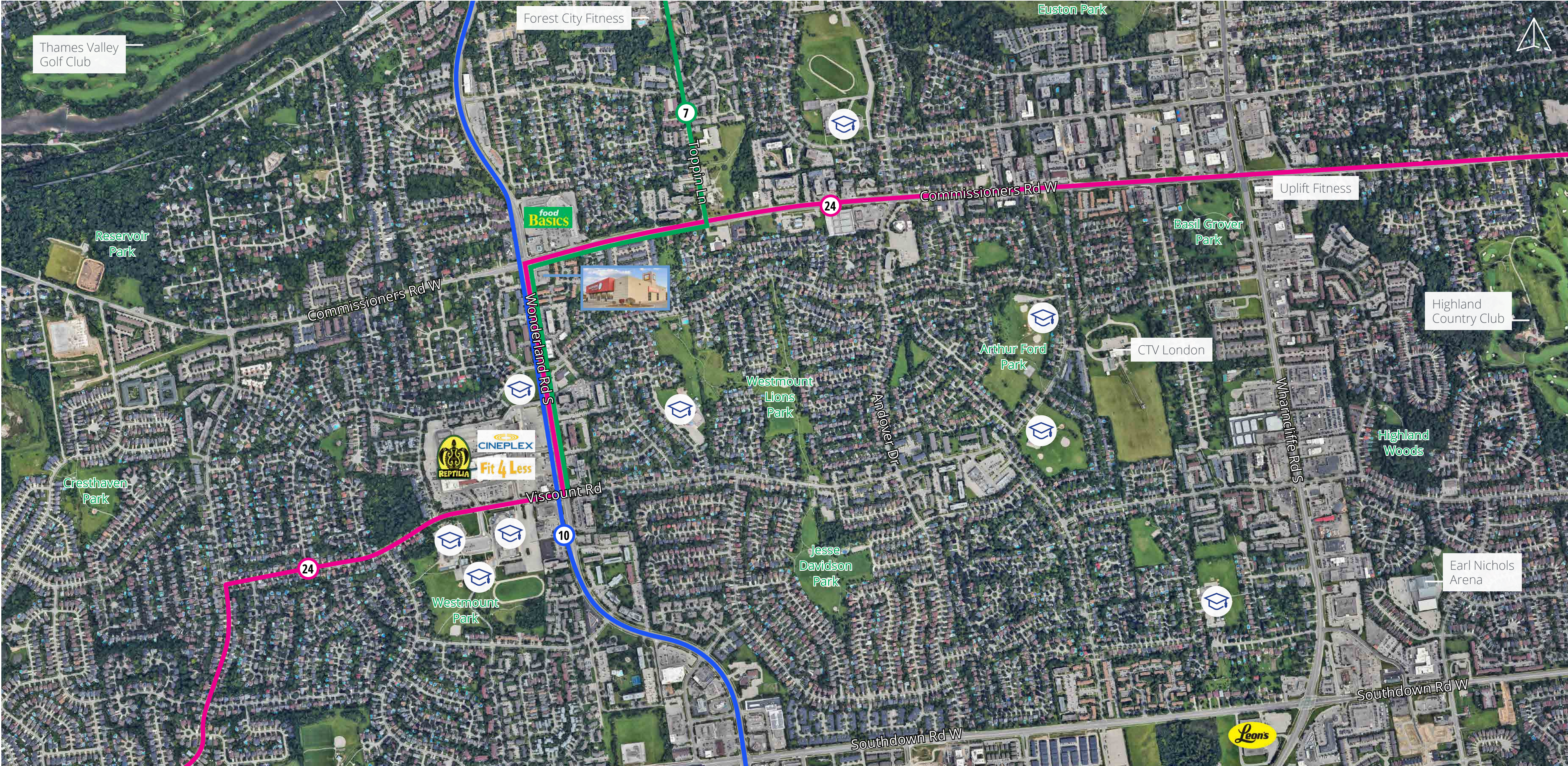
Year Built
2000

Price: \$7,190,000

Local Area Map



- Local Bus Routes
- 7 Westmount Mall to Argyle Mall
 - 10 Natural Science/Masonville to Huron and Barker
 - 24 Talbot Village to Summerside





530 Commissioners Road West | London, ON

Tenant Analysis

Shoppers Drug Mart | Loblaw Companies Limited

Shoppers Drug Mart Corporation was originally founded in 1962. As of 2014, the brand is a wholly owned subsidiary of Loblaw Companies Limited (Loblaw) and the licensor of full-service retail drug stores operating in Canada under the Shoppers Drug Mart and Pharmaprix banners. Loblaw Companies Limited is publicly traded on the Toronto Stock Exchange (TSX: L), and operates a total of five independent divisions: Shoppers Drug Mart, Market, Discount, PC Financial and Joe Fresh.

- > Shoppers Drug Mart sales were \$17.2 billion in 2023, an increase of 6.7% over the previous year
- > Over 1,300 Shoppers Drug Mart/Pharmaprix stores across Canada
- > 47 Shoppers Simply Pharmacy/Pharmaprix Simplement Santé medical clinic pharmacies;
- > 20 Beauty Boutique
- > 42 Shoppers Home Health Care® stores, selling assisted-living devices, medical equipment, home-care products and durable mobility equipment to institutional and retail customers

The parent company, Loblaw, is Canada’s largest supermarket chain with a market capitalization of \$52.3 billion (as of September 2024) and total sales of \$59.7 billion in 2023, of which Shoppers Drug Mart represents 28.8%. More information about Loblaw is available at www.loblaw.ca and more information about Shoppers Drug Mart is available at www.shoppersdrugmart.ca



Other Retail Format



Additional Services



> Online Refills



> Vaccines



> Passport Photos

Exclusive Brands



530 Commissioners Road West | London, ON

Development Opportunity



Official Plan Summary

The Subject Property is designated as "Shopping Area" per Map 1 - Place Types in the London Plan ("London OP"). Permitted uses within "Shopping Area" include, a broad range of retail, office, institutional and residential uses. Mixed-use building will be encouraged. It is the intent of this plan to allow for more intense and efficient use of "Shopping Area" sites through redevelopment, expansion and introduction of residential development.

Current Density/Height Permitted

Buildings within the "Shopping Area" place type will not exceed four storeys in height. Buildings up to six storeys may be permitted in conformity with the Our Tools policies of this Plan.

Highest and Best Use Summary

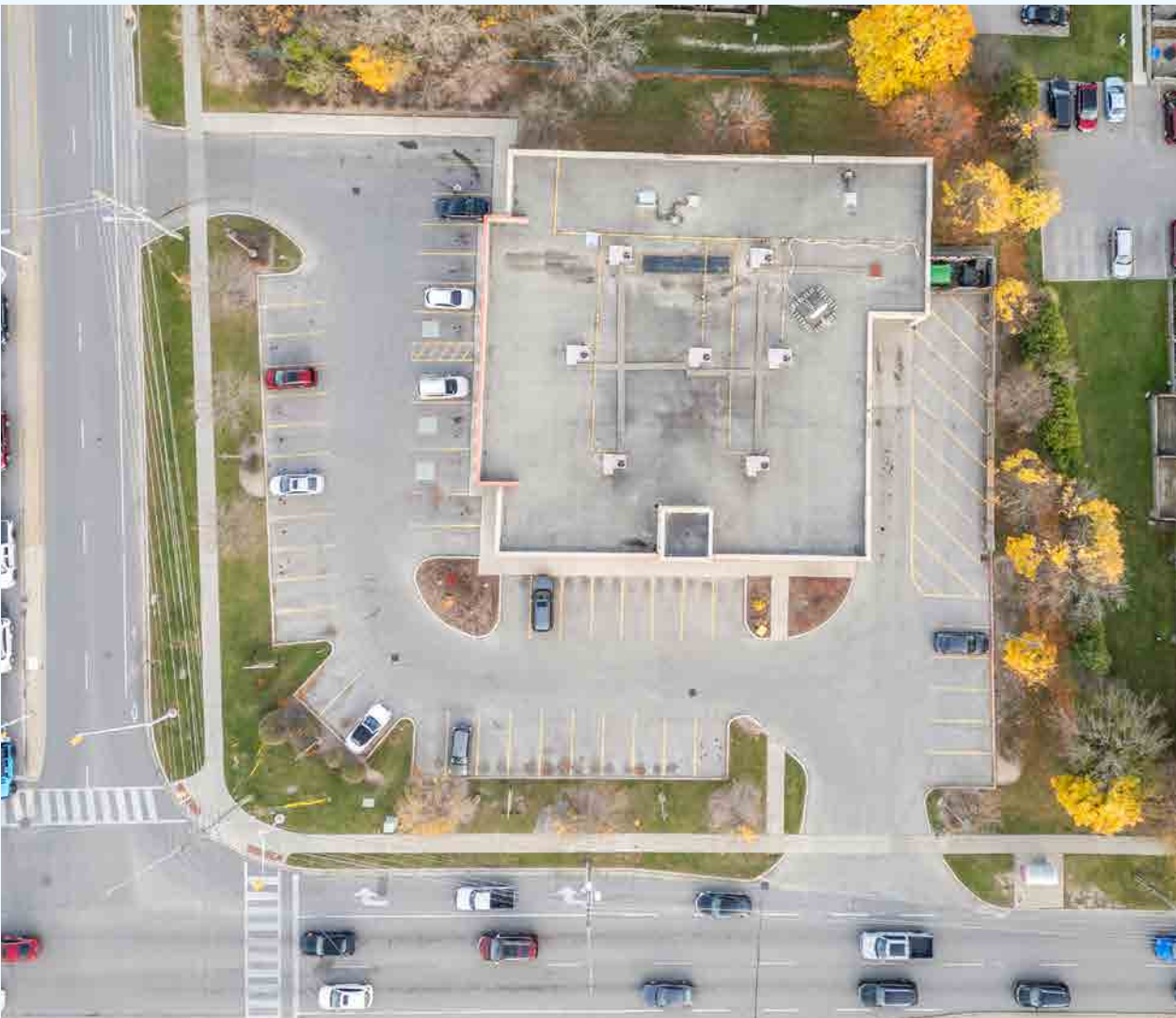
The current Official Plan policies would permit a mixed-use development up to 6-storeys in height without a requirement for an amendment. However, a Zoning By-law Amendment would be required to introduce residential uses on the Subject Lands with increased density / height through site-specific provisions to permit the highest best use development. The City of London is undertaking a review of their Heights Framework. Should this be approved, an 8-storey mixed use development would be permitted on the Subject Lands without the need for an Official Plan Amendment. Additional height, up to an **11-storey building**, would also be supportable on a general basis given the size of the property and adjacent right-of-way widths in our opinion. This would result in a potential **FSI of 4.0 to 6.0** depending on the ultimate design of the site.

Current Permitted Uses

Retail, Commercial, Office, Other

Re-Zoning Requirements

A Zoning By-law Amendment will be required to introduce residential uses and to increase density / height to permit the highest and best use development for the Subject Property.



FOR SALE

578-580
Wonderland Road South
London, ON



Prime high-traffic corner location featuring two fully leased buildings occupied by Sleep Country and Starbucks.

INVESTMENT HIGHLIGHTS

Diversified Tenant Mix for Stable Income:

Starbucks is a high-performing anchor tenant offering consistent traffic throughout the day. Sleep Country complements Starbucks by targeting a different market segment, providing a balanced and diversified income stream for the property.

Long-Term Tenancies:

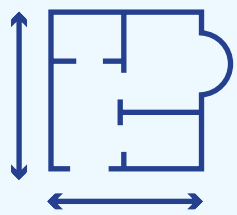
Sleep Country has been a tenant at this location since 1997 servicing the central London market for 28 years. Starbucks opened in 2017 and has set rate renewal options beyond their existing term at below market rents.

Corner Location with Great Visibility and Drive-Thru:

Strategically situated at a high-traffic corner location, offering outstanding exposure to vehicular traffic. Starbucks building includes highly sought after drive-thru which generates steady customer flow.

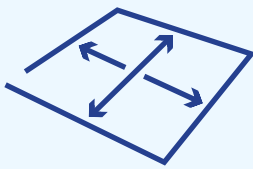
Recent Capital Upgrades by Tenant:

Sleep Country recently upgraded their exterior facade and installed new signage demonstrating long term commitment to this location.



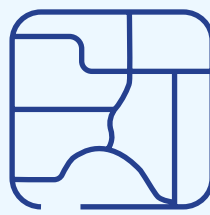
Gross Leasable Area

7,154 SF



Site Area

0.82 acres



Zoning

CSA2, CSA6



Year Built

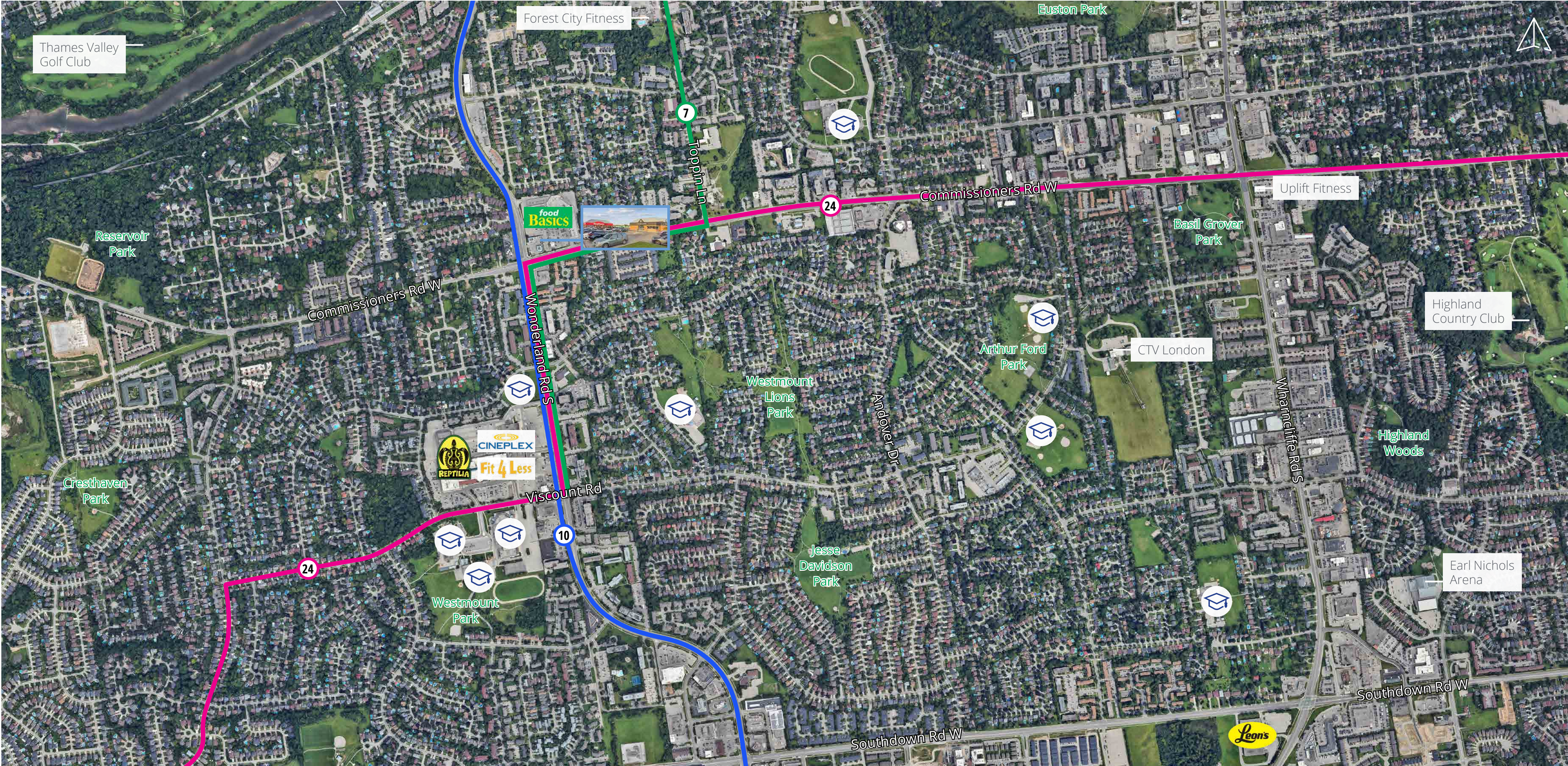
1997

Price: \$3,900,000

Local Area Map

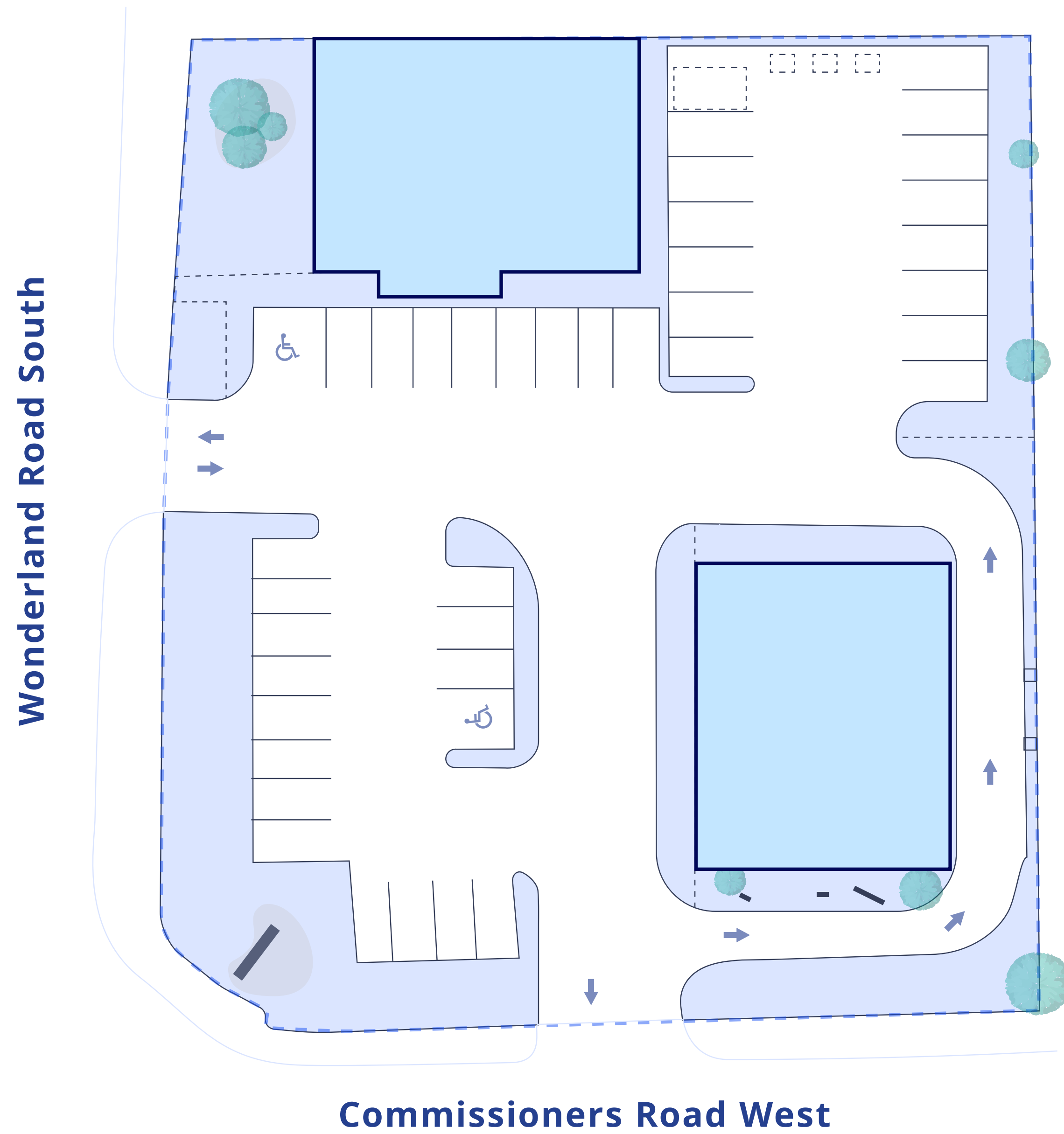


- Local Bus Routes
- 7 Westmount Mall to Argyle Mall
 - 10 Natural Science/Masonville to Huron and Barker
 - 24 Talbot Village to Summerside



578-580 Wonderland Road South | London, ON

Site Plan



Tenant Analysis

Sleep Country Canada

Sleep Country Canada Holdings Inc. (TSE: ZZZ) is a Canadian mattress retailer founded in 1994 in Vancouver, British Columbia. The company is the #1 specialty retailer of Canada with over 250 stores across BC, Alberta, Saskatchewan, Manitoba, Ontario, Quebec, New Brunswick, Prince Edward Island and Nova Scotia. In 2006, the company was ranked one of the top 50 companies to work for in Canada by the Globe and Mail. The company's revenue topped \$935M as of 2023.



Starbucks

Starbucks Corporation (NASDAQ: SBUX) is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. As of November 2022, the company had 35,711 stores in 80 countries. It is currently the world's largest coffeehouse chain. The company is ranked 120th on the Fortune 500 and 303rd on the Forbes Global 2000. As of 2023, Starbucks had 1,458 store across Canada and annual revenue of \$35.98B globally.

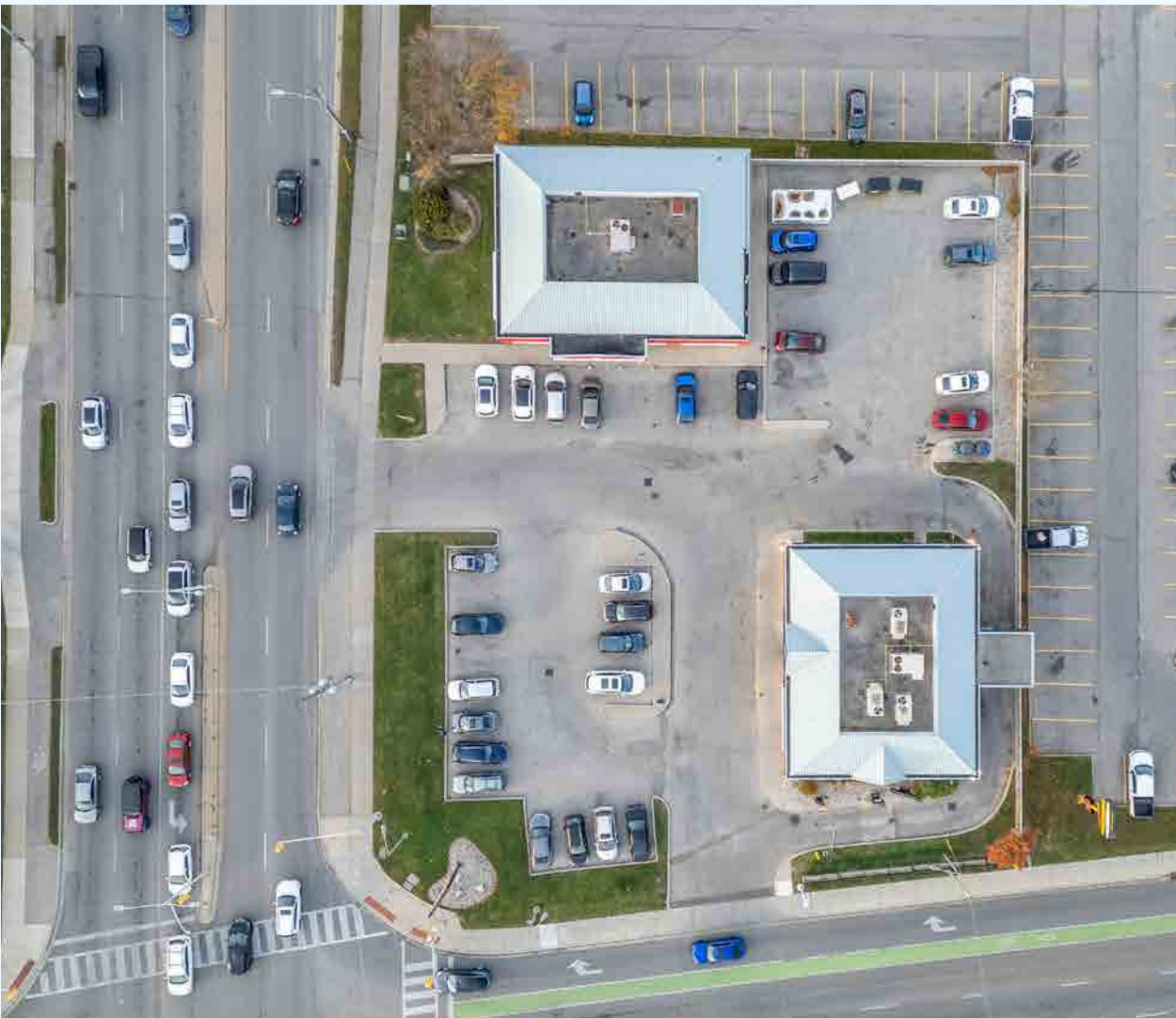


578-580 Wonderland Road South | London, ON

Development Opportunity



Official Plan Summary	The Subject Property is designated as “Shopping Area” per Map 1 - Place Types in the London Plan (“London OP”). Permitted uses within “Shopping Area” include, a broad range of retail, office, institutional and residential uses. Mixed-use building will be encouraged. It is the intent of this plan to allow for more intense and efficient use of “Shopping Area” sites through redevelopment, expansion and introduction of residential development.
Current Density/Height Permitted	Buildings within the “Shopping Area” place type will not exceed four storeys in height. Buildings up to six storeys may be permitted in conformity with the Our Tools policies of this Plan.
Highest and Best Use Summary	The current Official Plan policies would permit a mixed-use development up to 6-storeys in height without a requirement for an amendment on the Subject Lands. However, a Zoning By-law Amendment would be required to introduce residential uses on the Subject Lands with increased density / height through site-specific provisions to permit the highest best use development. The City of London is undertaking a review of their Heights Framework. Should this be approved, an 8-storey mixed use development would be permitted on the Subject Lands without the need for an Official Plan Amendment. Additional height, up to an 11-storey building , would also be supportable on a general basis given the size of the property and adjacent right-of-way widths in our opinion. This would result in a potential FSI of 4.0 to 6.0 depending on the ultimate design of the site.
Current Permitted Uses	Retail, Commercial, Office, Other
Re-Zoning Requirements	A Zoning By-law Amendment will be required to introduce residential uses and to increase density / height to permit the highest and best use development for the Subject Property.



Location Overview

LONDON, ON

London, Ontario, known as the "Forest City," is an hour's drive southwest of Toronto. The city combines a rich history with a forward-thinking approach to growth, making it a dynamic place to live, work, and invest. London's convenient location along one of Canada's major highways, Highway 401, allows commuters and businesses easy access to Toronto, Detroit, and other key markets.

After incorporating numerous smaller surrounding communities, London has grown to become the biggest municipality in southwestern Ontario and the 11th most extensive metropolitan area in Canada.

The city of London is strategically linked to Toronto, Windsor, and Sarnia at the junction of Highways 401 and 402, providing easy access to the Detroit-Windsor, Port Huron-Sarnia, and Niagara Falls border crossings with the United States. The city is equipped with railway and bus stations and is the site of London International Airport. The London Transit Commission operates the public transit system in London, which includes 44 bus routes covering the entire city, with intercity transportation options abound through the Canadian National Railway as the main line between Toronto and Chicago, a secondary main line to Windsor, and the Canadian Pacific Railway main line between Toronto and Detroit.

London at a Glance:



67.8% have a postsecondary certificate, diploma or degree, with 9.7% having a master's degree or higher¹



Median age is 38.8¹



Labour Force Participation is 66.1%¹



Healthcare & Social Assistance, alongside Retail Trade, are among the top industries of employment²

Sources:
1. <https://www.ledc.com/economic-indicators#li-modal>
2. <https://www.ledc.com/workforce-indicators>



FOR SALE

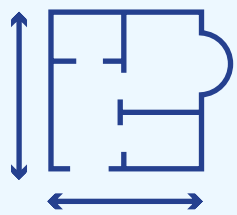
1730
Lakeshore Road West
Mississauga, ON



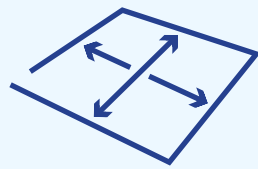
Single-tenant Royal Bank building on a prime Mississauga Lakeshore Road corner.

INVESTMENT HIGHLIGHTS

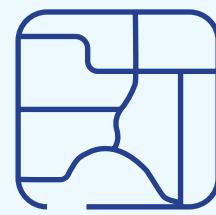
Long Term Tenancy:	This property was a build-to-suit for Royal Bank in 1999. Royal Bank has renewed 4 times extending their tenure at this location to 33 years. The landlord completed new brickwork on the building facade in 2017 modernizing the exterior structure of the property.
Single Tenant Carefree Net Lease:	Triple Net Lease requiring limited management and capital requirements from the Landlord.
Strong Tenant Covenant:	Leased to Royal Bank of Canada (RBC), one of the largest and most reputable financial institutions in the world, with a “AA” credit rating from S&P. RBC is a trusted and globally recognized brand with a strong presence across Canada and a solid track record of operational stability and profitability.
Strategic Location:	Prominent Lakeshore Road West location in a high-visibility area. Benefits from a bustling retail corridor, established and growing residential communities and being near major intersections.



Gross Leasable Area
6,504 SF



Site Area
0.68 acres



Zoning
CVC



Year Built
1999

Price: \$6,890,000

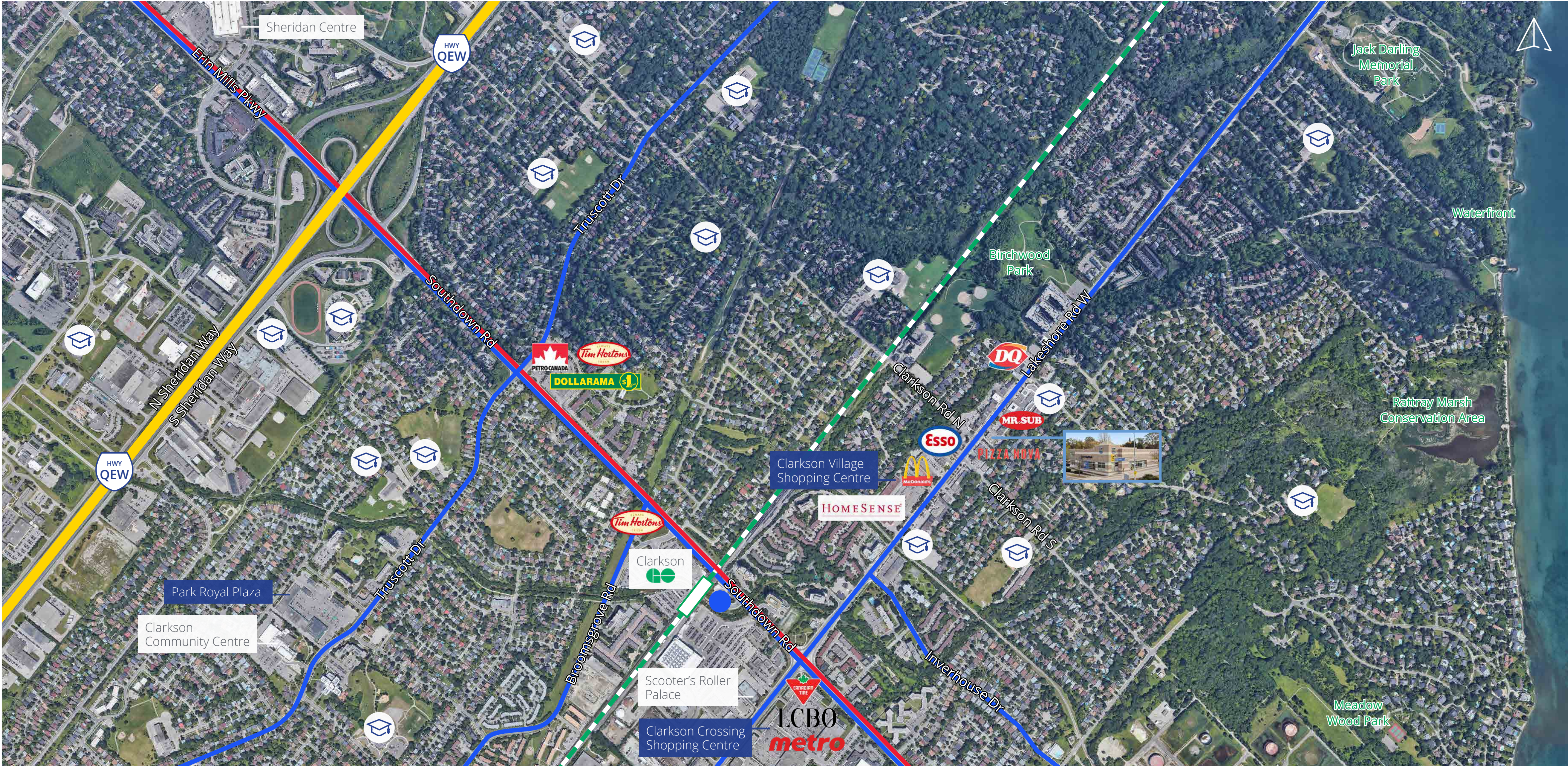
Local Area Map



GO Transit Rail System
Clarkson Train Station
Lakeshore West Line

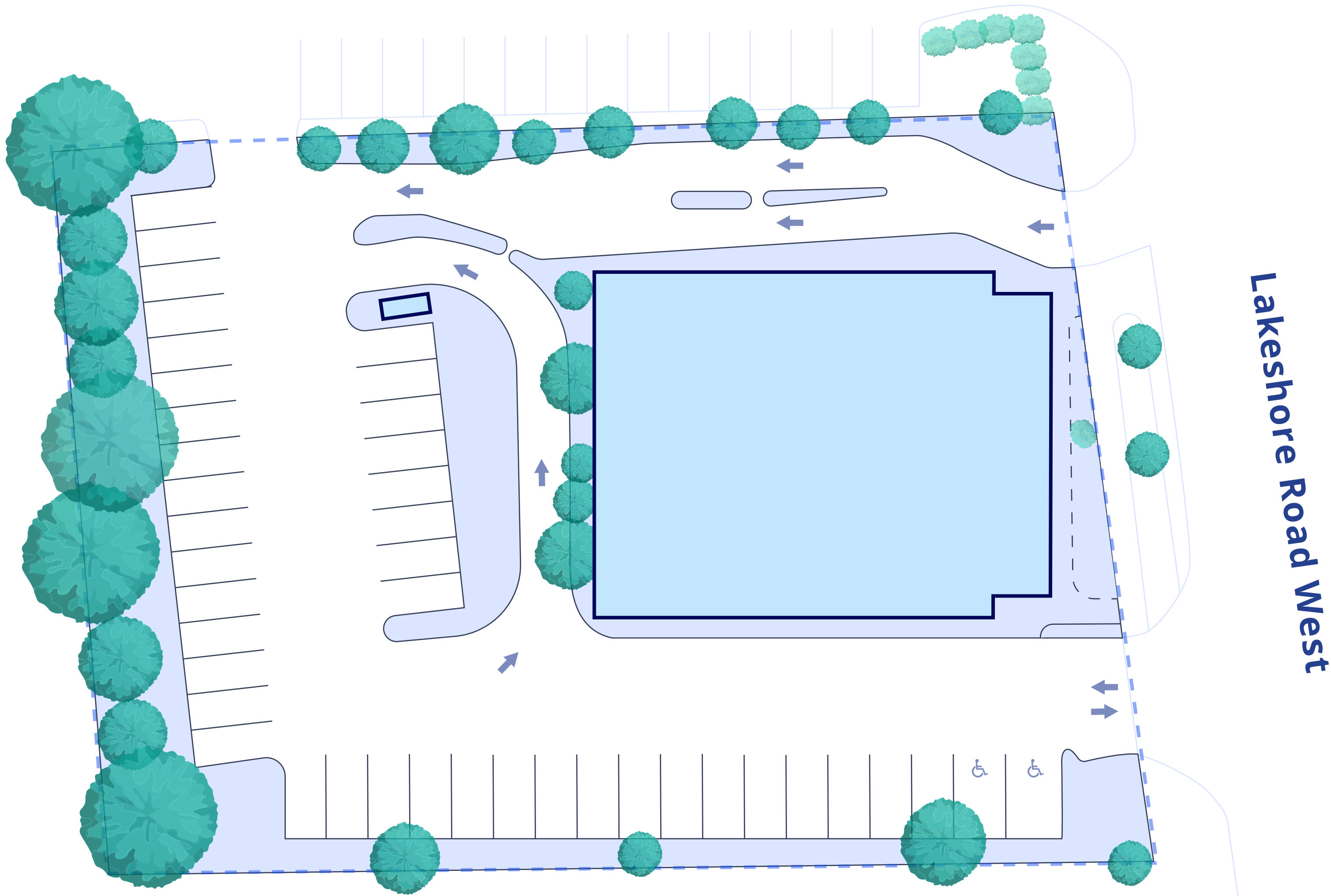


Local Transit System
Clarkson Transit Terminal
Regular Bus Route
Express Bus Route



Site Plan

Clarkson Road



1730 Lakeshore Road West | Mississauga, ON

Tenant Analysis

RBC

Royal Bank of Canada (TSE: RY) is a Canadian multinational financial services company and the largest bank in Canada by market capitalization. The bank serves over 20 million clients and has more than 100,000 employees worldwide. Founded in 1864 in Halifax, Nova Scotia, it maintains its corporate headquarters in Toronto and its head office in Montreal. In Canada, the bank’s personal and commercial banking operations are branded as RBC Royal Bank in English and RBC Banque Royale in French and serves approximately 11 million clients through its network of 1,284 branches. In 2023, the company was ranked 38th in the Forbes Global 2000. The company has operations in Canada and 36 other countries, and had CA\$1.017 trillion of assets under management in 2023. Total annual revenue for the bank was \$56.13B in 2023.



Quick Facts

Royal Bank of Canada (RY on TSX and NYSE) and its subsidiaries operate under the master brand name RBC.

- RBC is one of Canada's biggest banks, and among the largest in the world based on market capitalization.
- 97,000+ full- and part-time employees who serve 17 million clients in Canada, the U.S. and 27 other countries.
- One of North America's leading diversified financial services companies, and provide personal and commercial banking, wealth management, insurance, investor services and capital markets products and services on a global basis.

www.rbc.com

Development Opportunity



Official Plan Summary

The Subject Property is located within the “Built-up Area” per Schedule E-3 – The Growth Plan Policy Areas in Peel in the Region of Peel Official Plan (“Region OP”). In accordance with the Growth Plan, the Region OP directs a significant portion of new growth to built-up areas, and promotes compact urban form, intensification and redevelopment. Forms of intensification include redevelopment (including the reuse of brownfield sites), the development of underutilized lots within previously developed areas, infill development and the expansion or conversion of existing buildings. All of these types of development can occur within areas already equipped with infrastructure and services.

Current Density/Height Permitted

The minimum permitted FSI is 0.5, and the maximum permitted FSI is 1.5. Minimum permitted height is 2 storeys, and maximum permitted height is 4 storeys.

Highest and Best Use Summary

The current Official Plan policies and Zoning By-law provisions would permit a 4 storey mixed-use proposal without a requirement for an amendment on the Subject Property. Given the size of the property, a taller building could be developed on the property in a mid-rise form (i.e. up to **8 to 9 storeys**). Depending on the ultimate design, a density of **3.0 to 5.0 FSI** could be achievable. Should a mixed-use proposal higher than 4 storeys be contemplated or a development that consists primarily of residential uses on the Subject Property, an amendment to the Official Plan and Zoning By-law would be required.

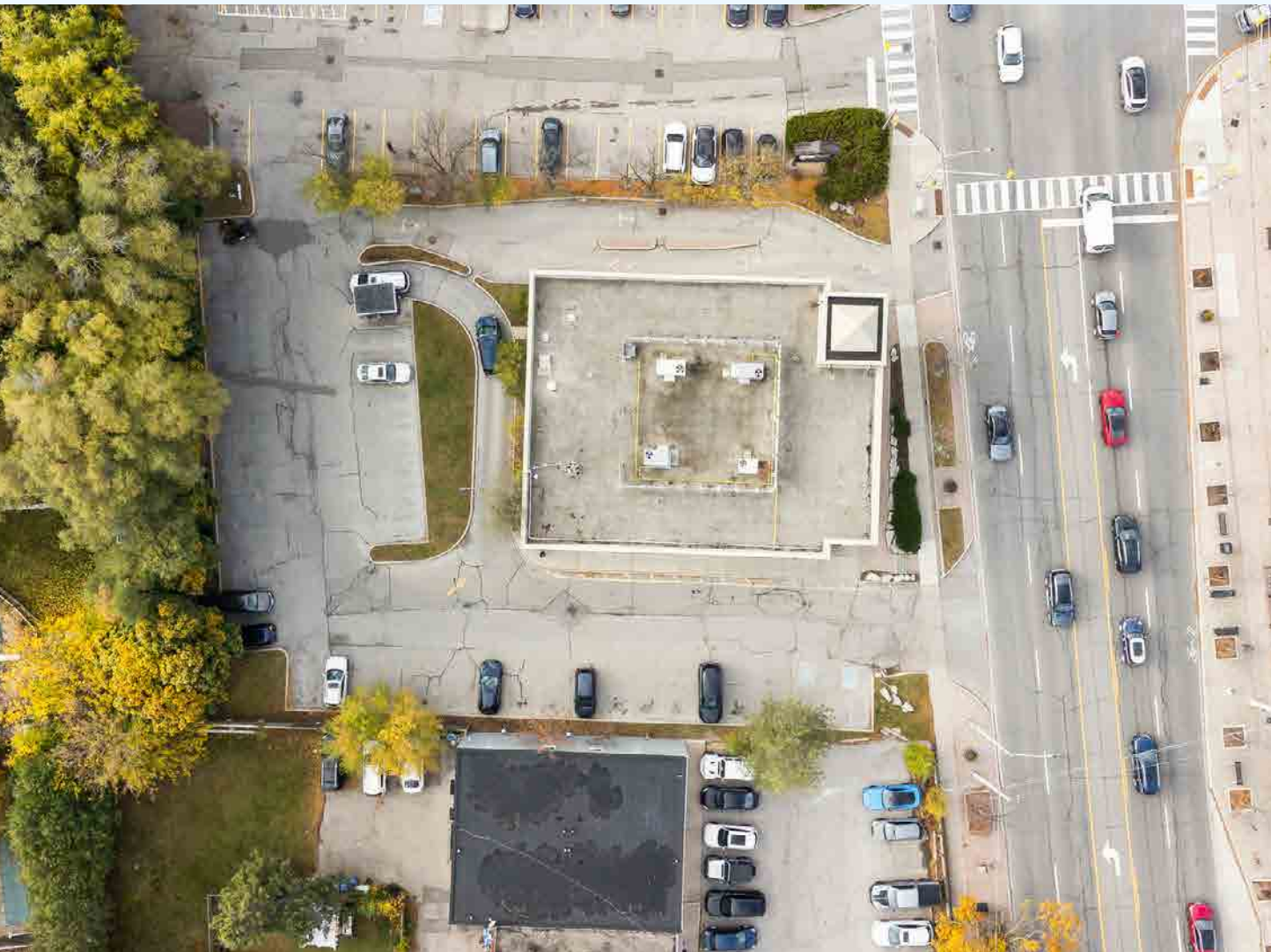
Current Permitted Uses

Retail, Commercial, Office, Residential, Other

Re-Zoning Requirements

An Official Plan Amendment will be required to increase density / height to permit the highest and best use development for the Subject Property.

1730 Lakeshore Road West | Mississauga, ON





Location Overview

MISSISSAUGA, ON

Mississauga, Ontario, is a busy and diverse city in the GTA along the shores of Lake Ontario. It has rapidly grown to become the sixth-largest municipality in Canada, with a population exceeding 800,000 residents. Culturally, Mississauga offers a variety of recreational and artistic activities. The city features several cultural venues such as the Living Arts Centre, which hosts performances, exhibitions, and community events. Additionally, Mississauga’s parks and waterfront trails provide ample opportunities for outdoor activities, including hiking, cycling, and waterfront picnics, promoting a healthy and active lifestyle.

Mississauga covers an area of 288.42 square kilometres and has 13 kilometres of shoreline along Lake Ontario. It is surrounded by Oakville and Milton to the west/southwest, Brampton to the north, Toronto to the east, and Lake Ontario to the south/southeast. The only exception is the southeast border with Toronto (Etobicoke Creek). Mississauga also places a strong emphasis on education and community development. The city is served by a range of public and private schools, as well as post-secondary institutions like the University of Toronto Mississauga (UTM). The presence of these educational institutions fosters a knowledgeable and skilled workforce, further driving the city’s growth and innovation.

Mississauga is a major business center and home to the main offices of many Canadian and international companies. The city has a strong economy, particularly in finance and industry. Key industries include technology, pharmaceuticals, and automobile manufacturing.

Mississauga at a Glance:



Access 131+ million people within a 1.5-hour flight¹



Mississauga draws in over 230,000 workers daily from surrounding municipalities²



Within a 1-hour drive, access major cities including Kitchener-Waterloo, Hamilton and the U.S. Border (Buffalo)¹



Mississauga generates \$55 billion per annum of economic output. That is \$77,000 per person, against \$56,000 for the province³

Sources:
1. <https://investmississauga.ca/resources/site-selectors/>
2. <https://www.mississauga.ca/wp-content/uploads/2021/09/20134514/investing-in-all-day-two-way-go-service.pdf>
3. <https://investmississauga.ca/wp-content/uploads/2020/03/mississauga-economic-development-strategy-2020-25-strategic-framework.pdf>

FOR SALE

1000
McGill Street
Hawkesbury, ON



Price: \$1,750,000

Single-tenant, net lease property secured by long term lease with Tim Hortons at a high traffic location.

INVESTMENT HIGHLIGHTS

Premier National Brand Tenant:	Tim Hortons is Canada's largest quick-service restaurant chain, recognized as a household name for coffee, baked goods, and fast food. Backed by Restaurant Brands International (RBI), a globally renowned parent company with significant financial stability.
Investment Scalability:	Ideal for investors looking to diversify into single-tenant net lease assets, with potential for portfolio expansion by acquiring similar properties with national brands.
Long Term Tenancy:	Tim Hortons has been at this location since 1994 and has renewed twice extending their tenure to 30 years.
Prime Drive-Thru Location with Great Visibility:	The Property is well located in a busy retail node with great street visibility and a drive-thru. The proximity to transportation routes making it a convenient stop for commuters and locals alike.

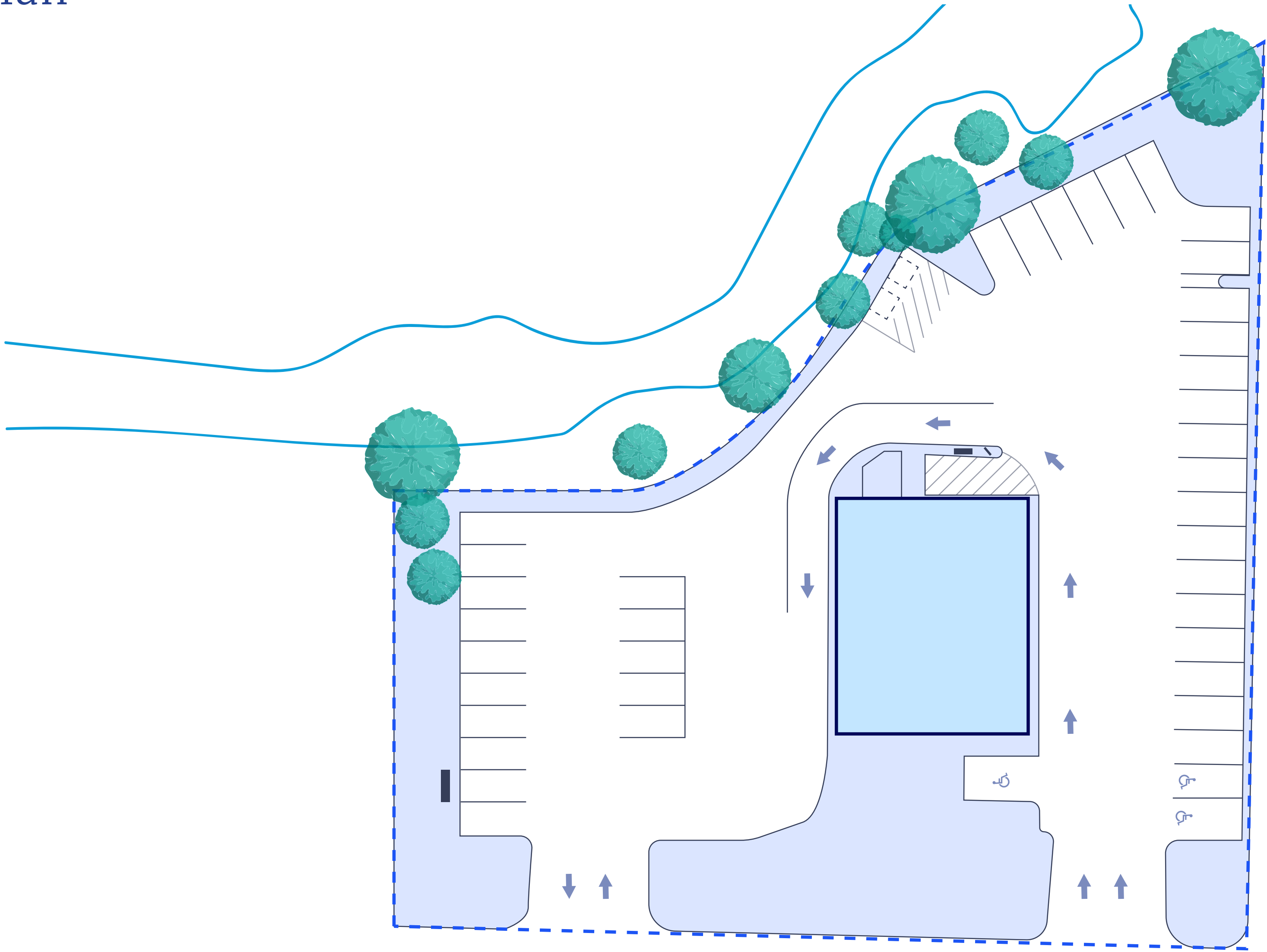
			
Gross Leasable Area	Site Area	Zoning	Year Built
3,030 SF	0.92 acres	H	1995

1000 McGill Street | Hawkesbury, ON

Local Area Map



Site Plan



McGill Street West

1000 McGill Street | Hawkesbury, ON

Tenant Analysis

Tim Hortons

Tim Hortons Inc., known colloquially as Tim’s, is a Canadian multinational coffeehouse and restaurant chain with headquarters in Toronto. It serves coffee, donuts, sandwiches, breakfast egg muffins and other fast-food items. It is Canada’s largest quick-service restaurant chain, with 5,701 restaurants in 13 countries, as of September 2023. On August 26, 2014, Burger King agreed to merge with Tim Hortons for US\$11.4 billion.^[15] The two chains became subsidiaries of Toronto-based holding company Restaurant Brands International (TSE: QSR) on December 15, 2014. Tim Hortons 2023 total sales reached \$7.2B, with \$6.5B (90%) coming from its Canadian operations. This represented 18% of RBI’s total sales across all its subsidiaries in 2023.

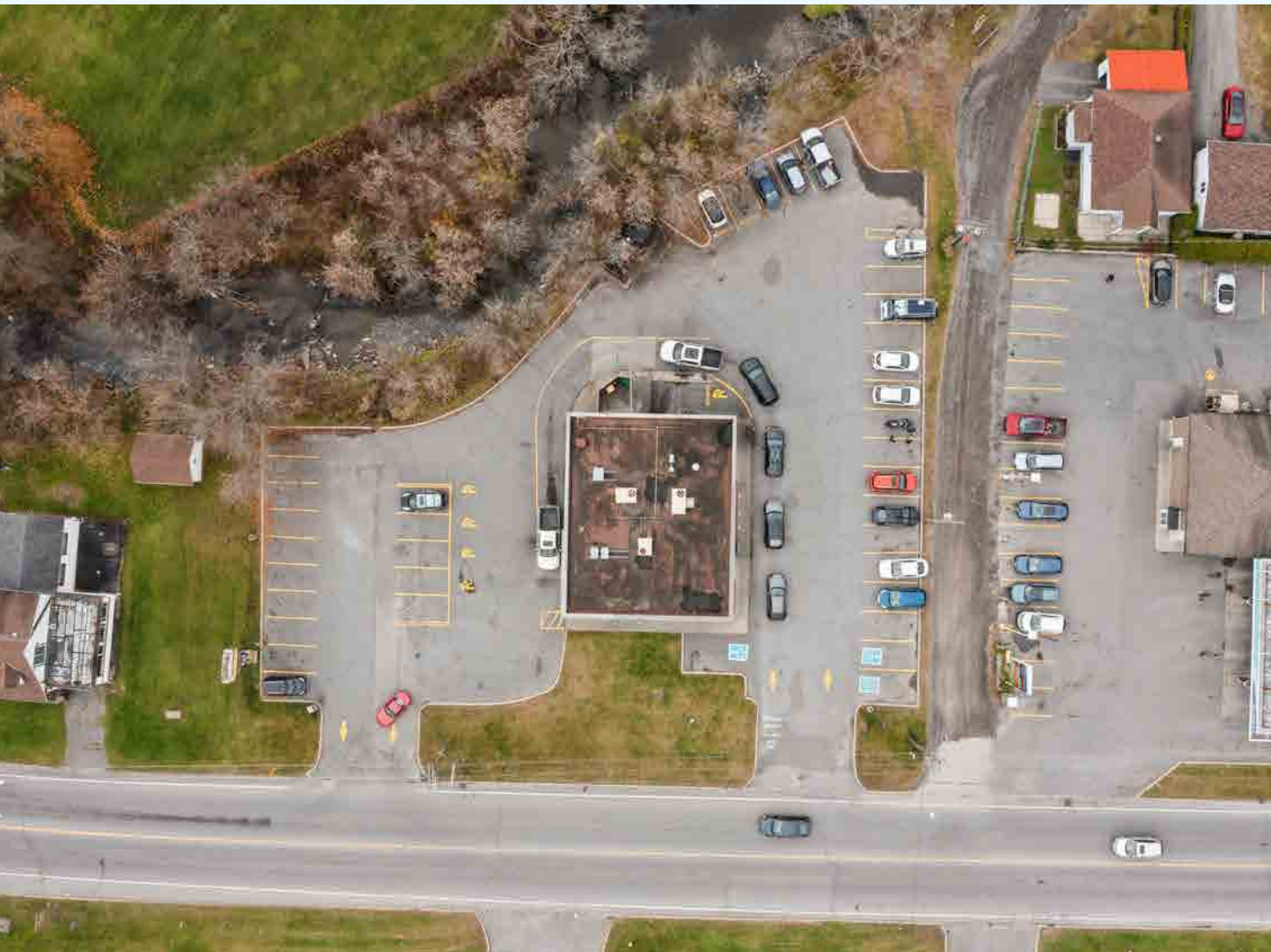


Corporate Commitment

At Tim Hortons, we’re more than just Canada’s largest quick-serve restaurant. We’re proud to be part of Canadians’ lives, every day.

- Community Initiatives
- Coffee Partnership
- Environmental Stewardship
- Sustainability Report
- National Sponsorships

www.company.timhortons.com/ca/en/corporate



Location Overview

HAWKESBURY, ON

Hawkesbury is a quaint and bilingual community located on the south shore of the Ottawa River, midway between Montreal and Ottawa. Hawkesbury provides a scenic riverfront view and small-town charm, making it a welcoming place to live, work, and visit.

The town’s location near major highways, including Highway 417, makes it highly accessible to the National Capital Region and Greater Montreal Area for commuters and businesses. Its lively downtown area is lined with boutiques and restaurants, while the waterfront provides impressive views and recreational opportunities such as boating, fishing, and hiking.

Hawkesbury’s bilingual population reflects the town’s unique position within Ontario’s Francophone heartland, supporting a rich cultural heritage. With access to quality schools, healthcare facilities, and a laid-back environment, Hawkesbury provides a fulfilling lifestyle for families, professionals, and retirees. Hawkesbury’s economy thrives as a regional hub for commerce, manufacturing, and services, leveraging its strategic location near the Ontario-Quebec border. The town benefits from its proximity to larger cities like Ottawa and Montreal, which helps with logistics. Hawkesbury also has a strong small-business culture, supported by its community-oriented nature and local amenities. The presence of a thriving retail sector, including independent stores and larger chain outlets, also contributes to its economy.

Hawkesbury at a Glance:



Culturally and linguistically, Hawkesbury stands out from the rest of the province due to its large portion of Francophone inhabitants which stands at 80%. Hawkesbury rates very highly when it comes to bilingualism with 67.3% of its population speaking both French and English¹



Situated along the Ottawa River, water sports enthusiasts of the town can enjoy the majestic watercourse that divides the province of Ontario from Quebec and runs down to the St-Lawrence River²

Sources:
1. https://www.hawkesbury.ca/images/hotel_de_ville/publications/plan_stratgique_hawkesbury_final_lr_va.pdf
2. <https://www.hawkesbury.ca/en/living>



FOR SALE

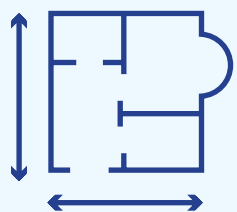
841-845
Niagara Street
Welland, ON



Two-building property located in Welland’s prime retail node, with TD Bank securing the majority of the income.

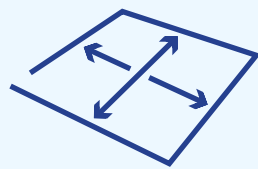
INVESTMENT HIGHLIGHTS

- TD Bank Anchor Tenant:** TD Bank has been a tenant at this location since 1998 and has renewed 4 times extending their lease term to 30 years. TD Bank represent 71% of the revenue generated by the property. TD Bank spent their own capital renovating the interior of their building in 2023 and invested in new HVAC units.
- Strong Tenant Covenants:** TD Bank is one of Canada’s largest and most reputable financial institutions, boasting a “AA” credit rating and a solid track record of operational stability, profitability, and resilience. Wild Wing is a well-established, nationally recognized restaurant chain with 106 locations across Canada, ensuring consistent patronage and a solid revenue stream.
- Strategic Location with Drive-Thru:** TD Bank building includes a highly sought after drive-thru. The Property is positioned across from Seaway Mall and adjacent to Zehrs creates strong synergies with complementary retailers drawing consumers to this node.
- Growing Customer Base:** New multi-family developments in the immediate area adjacent to and on the Seaway Mall property provide for a growing customer base to support retailers in the area.



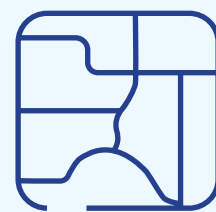
Gross Leasable Area

10,900 SF



Site Area

1.32 acres



Zoning

R2



Year Built

1997

Price: \$5,000,000

Local Area Map

Local Bus Routes

- 502

Rice Road
- 503

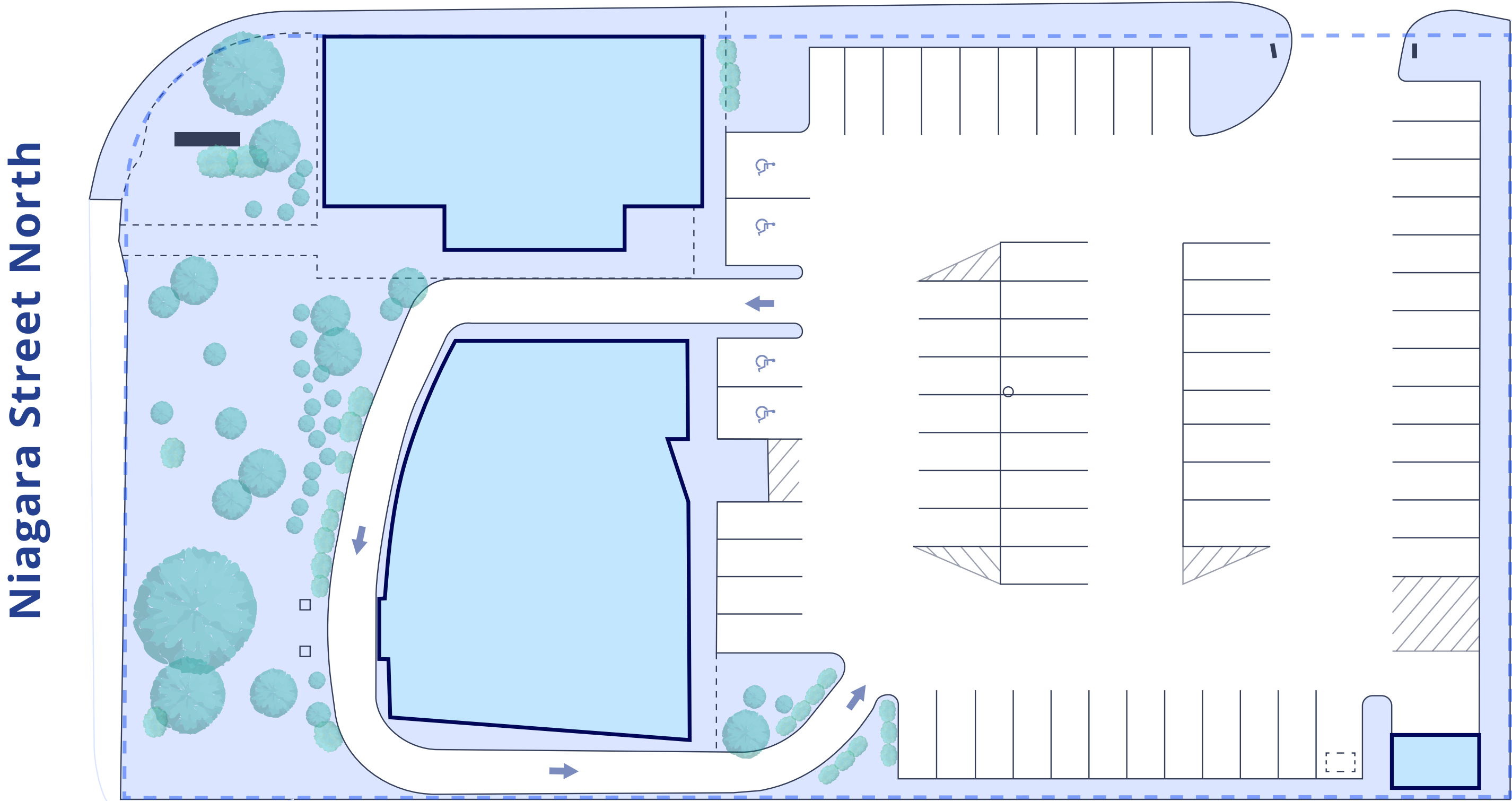
First Avenue
- 508

Woodlawn Road
- 509

Niagara Street



Site Plan



Tenant Analysis

TD Bank

Toronto-Dominion Bank (TSE: TD) doing business as TD Bank Group, is a Canadian multinational banking and financial services corporation headquartered in Toronto, Ontario. It is one of two Big Five banks of Canada founded in Toronto. The bank and its subsidiaries have over 89,000 employees and over 26 million clients worldwide. In Canada, the bank operates through its TD Canada Trust division and serves more than 11 million customers at over 1,091 branches. TD recorded annual revenue of \$50.49B as of 2023.



Wild Wing

Wild Wing Restaurants is a Canadian franchised restaurant chain that specializes in chicken wings, quick serve foods, and other related products. Originally known as Wild Wing, the company was established in Sunderland, Ontario, on March 17, 1999. Its main business is focused on flavoured chicken wings. By 2008, it had opened 32 franchise restaurants in Ontario, and presently has 85+ locations throughout Canada, primarily in Ontario. The business was acquired by current President, Clark McKeown, on March 5, 2015.

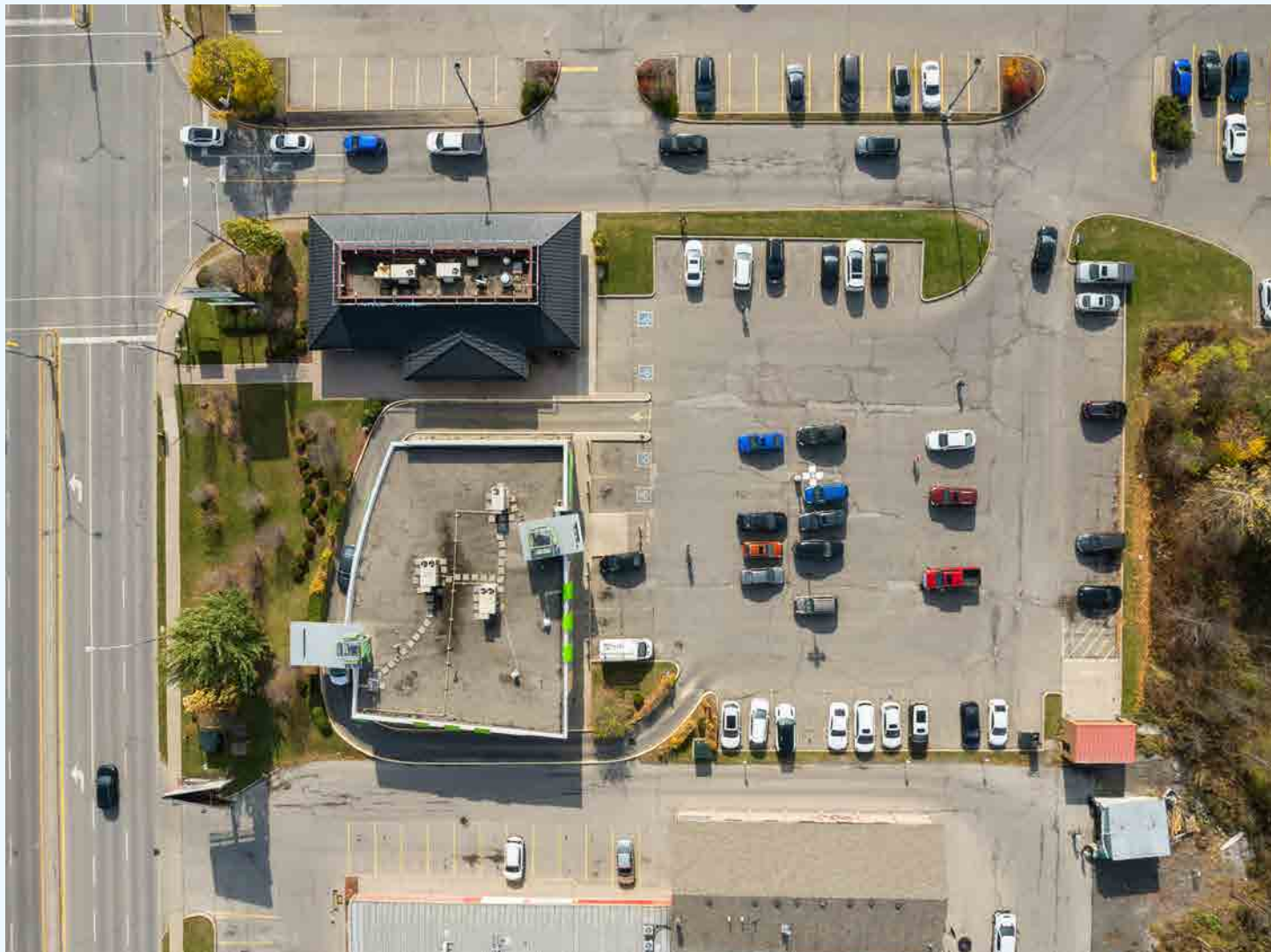


841-845 Niagara Street | Welland, ON

Development Opportunity



Official Plan Summary	<p>The Subject Property is designated as “Built-up Area” per Schedule B–Regional Structure in the Niagara Region Official Plan (“Region OP”).</p> <p>A Regional minimum of 60 percent of all residential units occurring annually will be within built-up areas (Policy 2.2.2.5). Specifically, the residential intensification target (2021-2051) for the City of Welland is 10,440 units (75%). The Subject Property is designated as “Commercial” per the City of Welland Official Plan, and zoned as “Regional Shopping Node (RS)” under Zoning By-law 2017-117.</p>
Current Density/Height Permitted	<p>Current OP designation and Zoning by-law provisions would permit an 8 storey non residential building.</p>
Highest and Best Use Summary	<p>In order to introduce a residential development on the Subject Property to permit mixed uses on, both Official Plan and Zoning By-law amendments would be required. We believe the height of up to 8 storeys is appropriate in this location, for either non residential or mixed use and would result in an FSI of approximately 3.0 to 4.0 FSI subject to final site and building design.</p>
Current Permitted Uses	<p>Retail, Commercial, Office, Other</p>
Re-Zoning Requirements	<p>Both an Official Plan Amendment and Zoning By-law Amendment will be required to introduce a residential development and increase density / height to permit the highest and best use development for the Subject Property.</p>



Location Overview

WELLAND, ON

The city of Welland, Ontario is brimming with natural beauty and a bustling community, with a packed calendar of festivals including waterfront music concerts farmer’s markets and sporting events, as well as a wide selection of downtown restaurants, heritage buildings, multi-cultural attractions and more. It’s the city’s amenities that are a huge draw for locals, making Welland a desirable place to live, work and invest. The ‘big-city conveniences’ with the small-town feel keep the community thriving; keeps the area feeling like a true home.

Located in the heart of the picturesque Niagara Region, Welland is just minutes from neighbouring cities, and is at a quick drive to Niagara Falls and the United States border, making it a convenient and accessible location to visit. The city is also accessible by Toronto’s GO Train daily from Monday to Friday and through direct highway access via Highway 406, connecting to the Queen Elizabeth Way (QEW) and to the Greater Toronto Area (GTA). Visitors from often come in weekly from the Greater Toronto/Hamilton Area to Welland’s year-round authentic farmers market, in addition to other attractions as the city’s scenic cycling paths and the Welland International Flatwater Centre (WIFC), which hosts major international sporting events.

Welland at a Glance:



The St. Lawrence Seaway links Welland to ocean ports in such places as Hong Kong, the Pacific Rim, Europe, and North and South America.¹



7 of the top 10 U.S. industrial states are within one day’s trucking of Welland and it is even closer to major U.S. markets than Florida, Texas and California¹



Home to over 4 world class indoor sports facilities, Welland makes a claim to being recognized as Ontario’s Sports Capital¹



Post-secondary institutions local to Welland include Niagara College, and Brock University¹



Merritt Island is a natural paradise located steps from downtown Welland, between the Welland Recreational Waterway and the Welland River, for outdoor enthusiast.¹

source: 1. <https://www.welland.ca/businvest/pdf/communityprofile.pdf>



FOR SALE

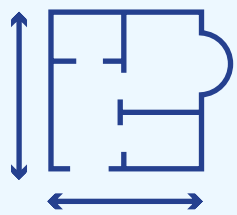
355-369
Bayfield Road
Goderich, ON



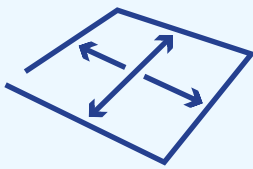
Standalone single-tenant retail property offering significant long-term development potential.

INVESTMENT HIGHLIGHTS

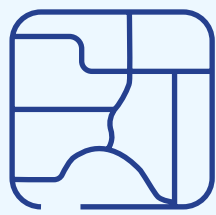
Reputable and Essential Tenant:	Leased to Goodwill Industries, a globally recognized nonprofit organization with a long-standing history of providing essential services, including retail thrift stores.
Committed Tenant:	Goodwill expanded the building at their expense in 2023 demonstrating a long term commitment to this location. Net lease structure minimizes landlord responsibilities, offering a passive investment opportunity.
Strategic Location:	Located in a high-visibility area adjacent to Suncoast Centre, which is anchored by Food Basics.
Growing Residential Node:	Adjacent to the newly constructed Harbour Hill Retirement Community with additional phases planned for future development.



Gross Leasable Area
8,025 SF



Site Area
0.80 acres



Zoning
C3-2 C3



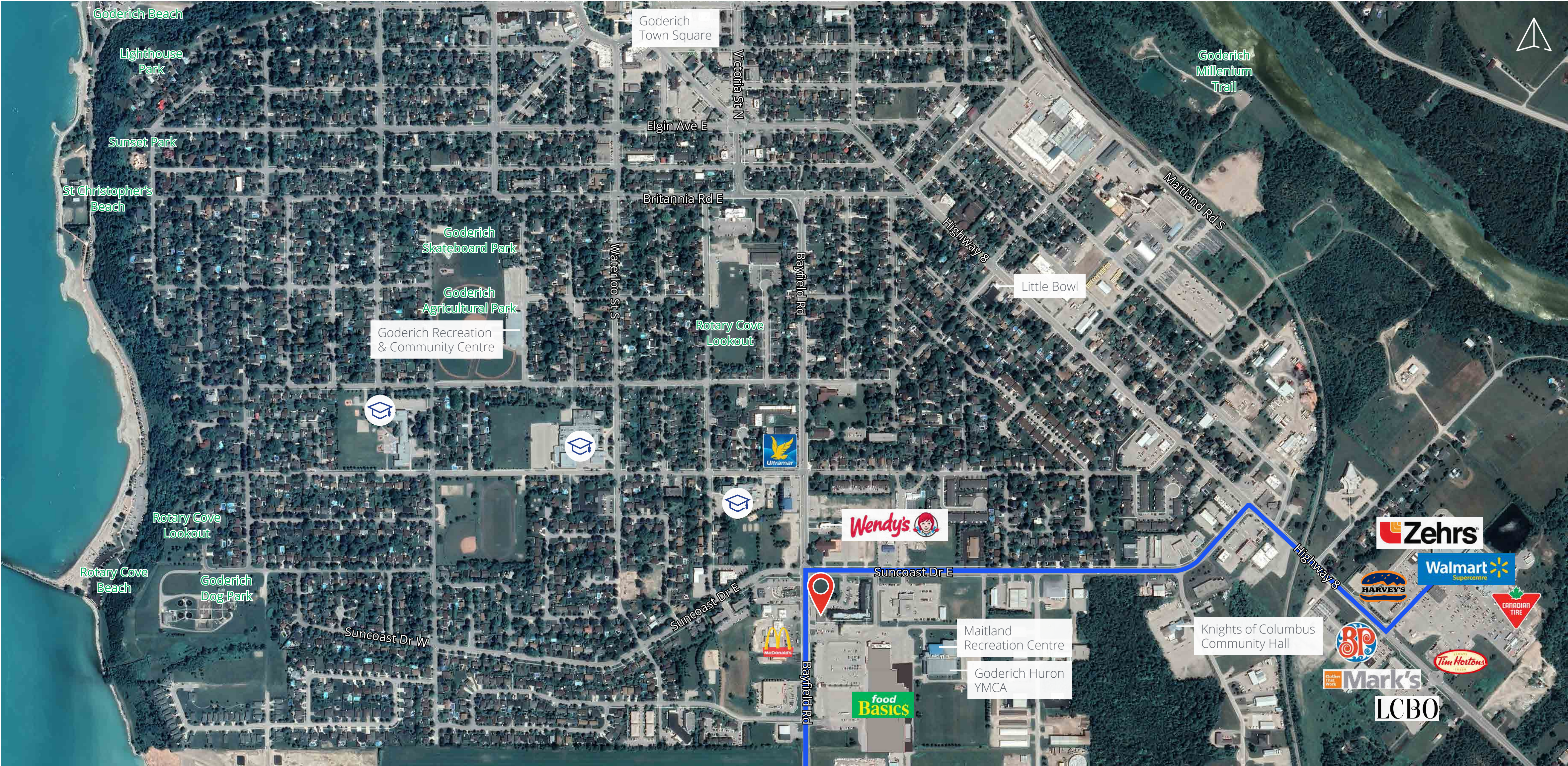
Year Built
1989

Price: \$2,000,000

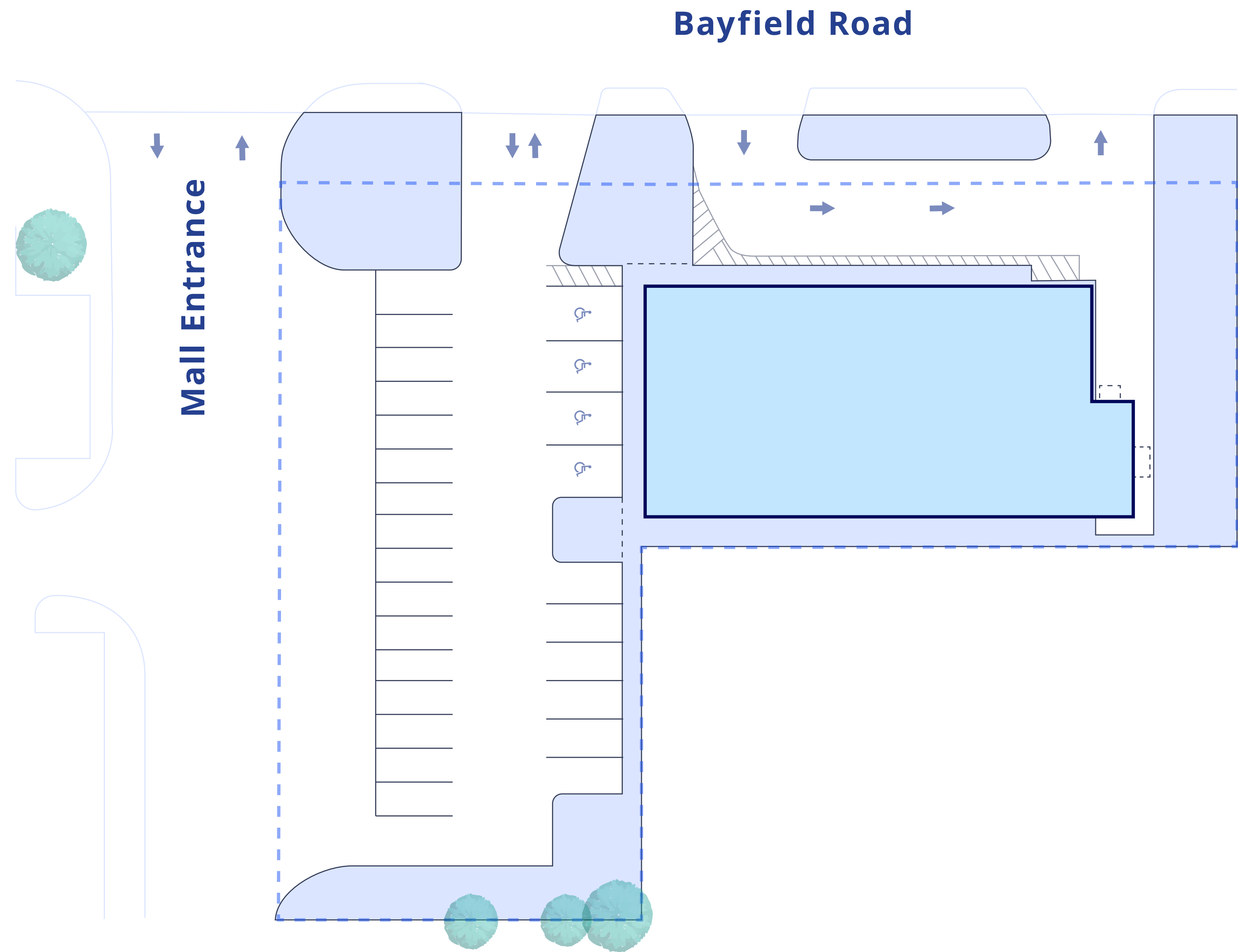
Local Area Map



Huron Shores Area Transit System
Bus Route 3: Grand Bend to Goderich



Site Plan



355-369 Bayfield Road | Goderich, ON

Tenant Analysis

Goodwill Industries

Goodwill Industries International Inc., or simply Goodwill, is an American business that provides job training, employment placement services and other community-based programs for people who face barriers in their employment. The business is funded by a network of 3,200+ retail thrift stores, operating as independent stores. Goodwill Industries operates as a network of independent, community-based organizations in Brazil, Canada, Costa Rica, Finland, Italy, South Korea, Mexico, Philippines, Taiwan, Thailand, Trinidad and Tobago, the United States, Uruguay and Venezuela, with 165 local Goodwill retail stores in the United States and Canada. As of 2022, Goodwill’s annual revenue was over \$7.4B.



Goodwill Mission

Goodwill has over 95 job roles from entry level to senior leadership. People are encouraged to aspire, and Goodwill’s mission is to empower them with the skills, knowledge, tools, and the confidence to reach their goals.

- Life Coaching and Wellness Support
- Skills Training, Credentialing and Access to Education
- Deliberate Advancement to a Better Career
- Continued Support

www.goodwillindustries.ca

355-369 Bayfield Road | Goderich, ON

Development Opportunity



Official Plan Summary

The Subject Lands are located within the County of Huron. However, the County Official Plan defers all land use matters to the Town of Goderich Official Plan (“Town OP”). The Subject Property is designated as “Mixed Use Arterial”, which permits commercial uses that serve the traveling public and broader regional market area. Other permitted uses may include, neighbourhood convenience uses, higher density unit residential uses, including multiple unit residential, apartments and mixed use buildings.

Current Density/Height Permitted

Current OP designation and Zoning by-law provisions would permit an 6 storey mixed use building.

Highest and Best Use Summary

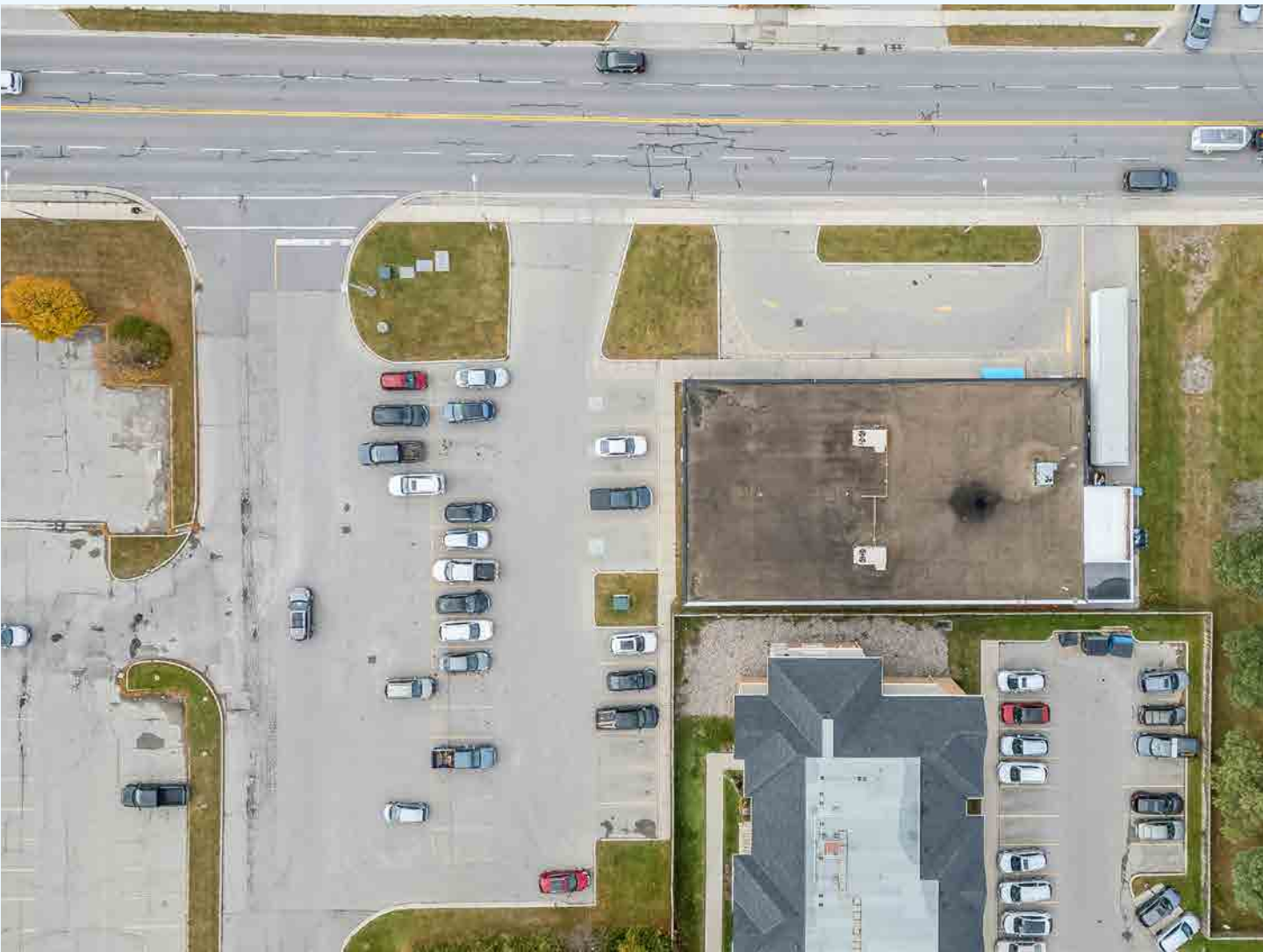
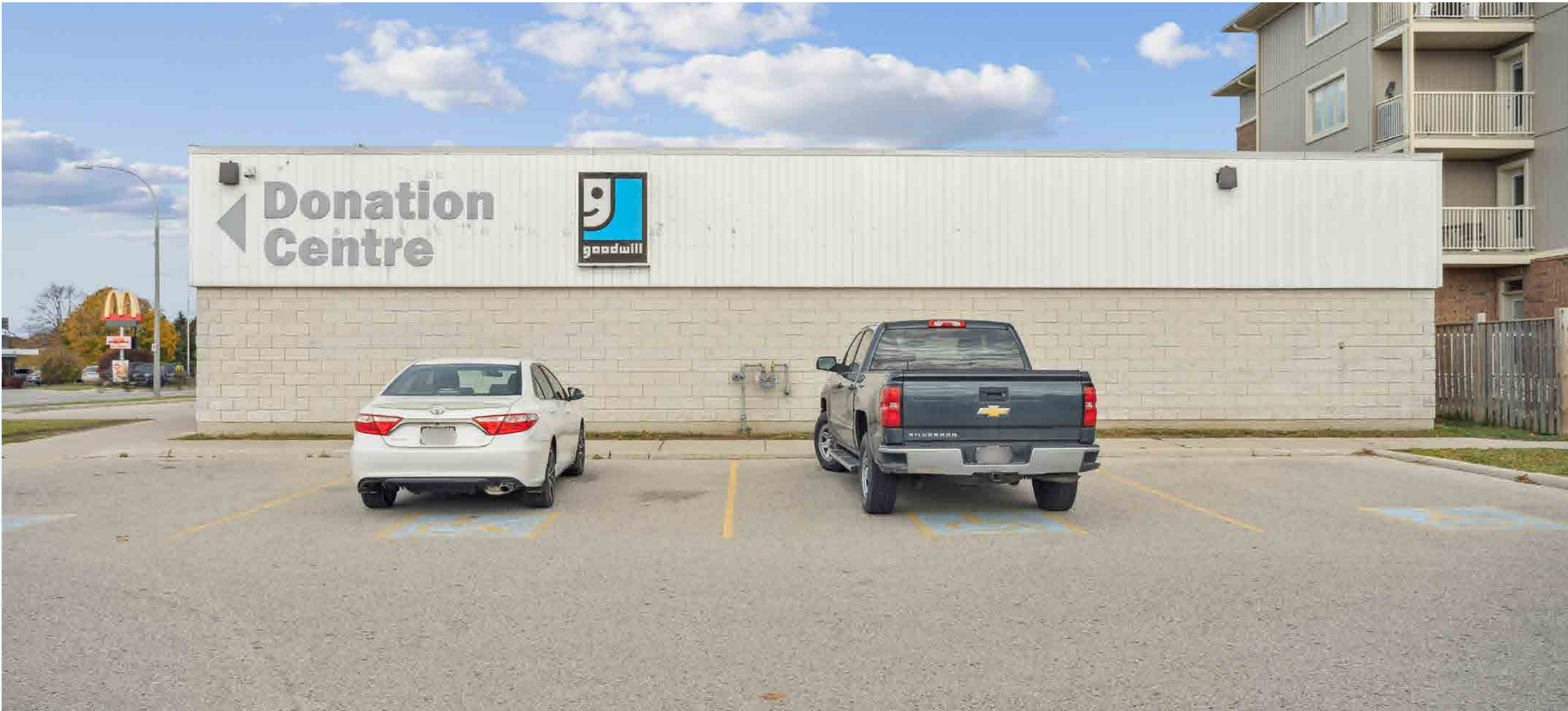
Should a proposal higher than 6 storeys be contemplated, an amendment to the Official Plan and Zoning By-law to permit increased density and height would be required. Given the size of the property and the market, a **6 storey** building appears to be the maximum achievable height and would result in an approximate density of **2.0 to 3.0 FSI** subject to final site and building design.

Current Permitted Uses

Retail, Commercial, Office, Residential, Other

Re-Zoning Requirements

Both an Official Plan Amendment and Zoning By-law Amendment will be required to increase density / height to permit the highest and best use development for the Subject Property.



Location Overview

GODERICH, ON

Located along the eastern shore of Lake Huron, Goderich is a town that is all about charm, history, and a tight-knit community feel. Known as “The Prettiest Town in Canada,” Goderich is a peaceful community with the perfect mix of natural beauty and small-town appeal, making it popular for visitors during the summer months who wish to take in the pristine coastline and indulge on the sandy beaches. The cold and calm winter months are ideal for those who wish to walk along the vintage, lamp-lit streets at night.

The town is easily accessible from Toronto via Highway 401 and Highway 8, making it a manageable two-and-a-half-hour drive.

Goderich is rich in history, with its iconic octagonal town square and Courthouse Park serving as the heart of the community. Surrounded by heritage buildings, boutique shops, and local restaurants, the square is a hive of activity throughout the year. Through the magnificent architecture and cultural festivals, the town takes great pride in preserving its historical roots. Goderich has a memorable waterfront with three sandy beaches, a photographic boardwalk, and the popular Rotary Cove Beach. The nearby Goderich-to-Guelph (G2G) Rail Trail and Maitland Trail offer further opportunities to explore the region’s natural beauty.



INVESTMENT SUMMARY

ONTARIO RETAIL INVESTMENT PORTFOLIO

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