

2 Livingston Ave.
Grimsby, ON



Spring 2026
Possession

Last Retail Unit Remaining Available For Lease

Greg Gaudette · Broker Of Record
O:(905) 607 0719 · C:(647) 328 7027

greg@clearstreamcre.com
www.clearstreamcre.com



CLEARSTREAM
COMMERCIAL REAL ESTATE LTD., BROKERAGE

Derek Gaudette · Broker
O:(905) 607 0719 · C:(647) 218 9321

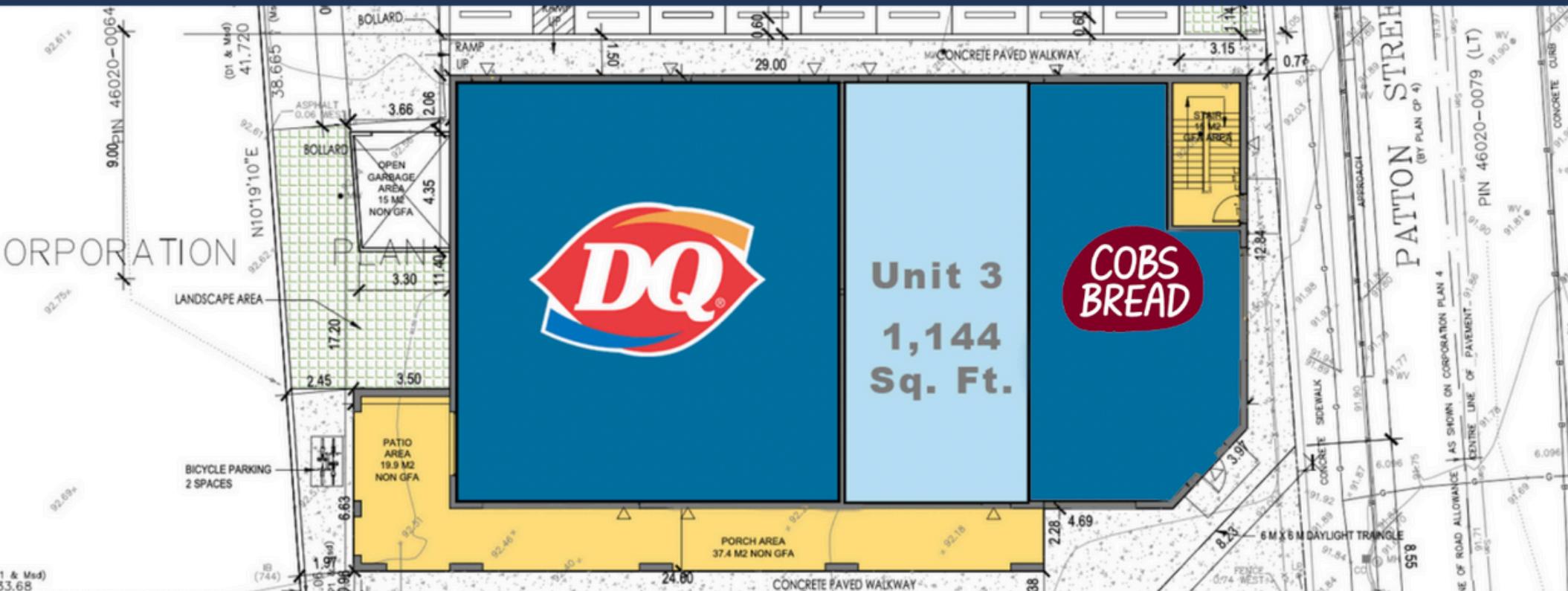
derek@clearstreamcre.com
www.clearstreamcre.com



Construction is underway on this exceptional leasing opportunity awaiting at 2 Livingston Avenue, Grimsby's newest retail development with Spring 2026 possession and generous DMS zoning. This prime location offers attractive and appealing street presence with a focus on high-level retail exposure. Benefit from prominent façade signage, ensuring excellent visibility to both pedestrian and vehicular traffic. The development will feature a new Dairy Queen and Cobs Bread Bakery, providing a strong co-tenancy that will draw customers to the site. Positioned at a high-traffic intersection, the property is strategically located to serve the growing residential population of Grimsby, a community that saw a 5.7% increase in population between 2016 and 2021. This presents a unique chance to establish your business in a thriving and expanding market. Unit features covered porch area on Livingston.

Ground Floor

Unit 3: 1,144 Square Feet



Property Highlights

Location

- Prime new build opportunity at the gateway to downtown Grimsby.
- Strong presence with exposure along high-traffic Livingston Ave.

Opportunity

- Up to 2,296 square feet available on the end cap (Unit 3 1,144 sq. ft. + Unit 4 1,152 sq. ft.)
- 2nd Floor Unit Avail 1,281 sq. ft. with rooftop patio.

Demographics

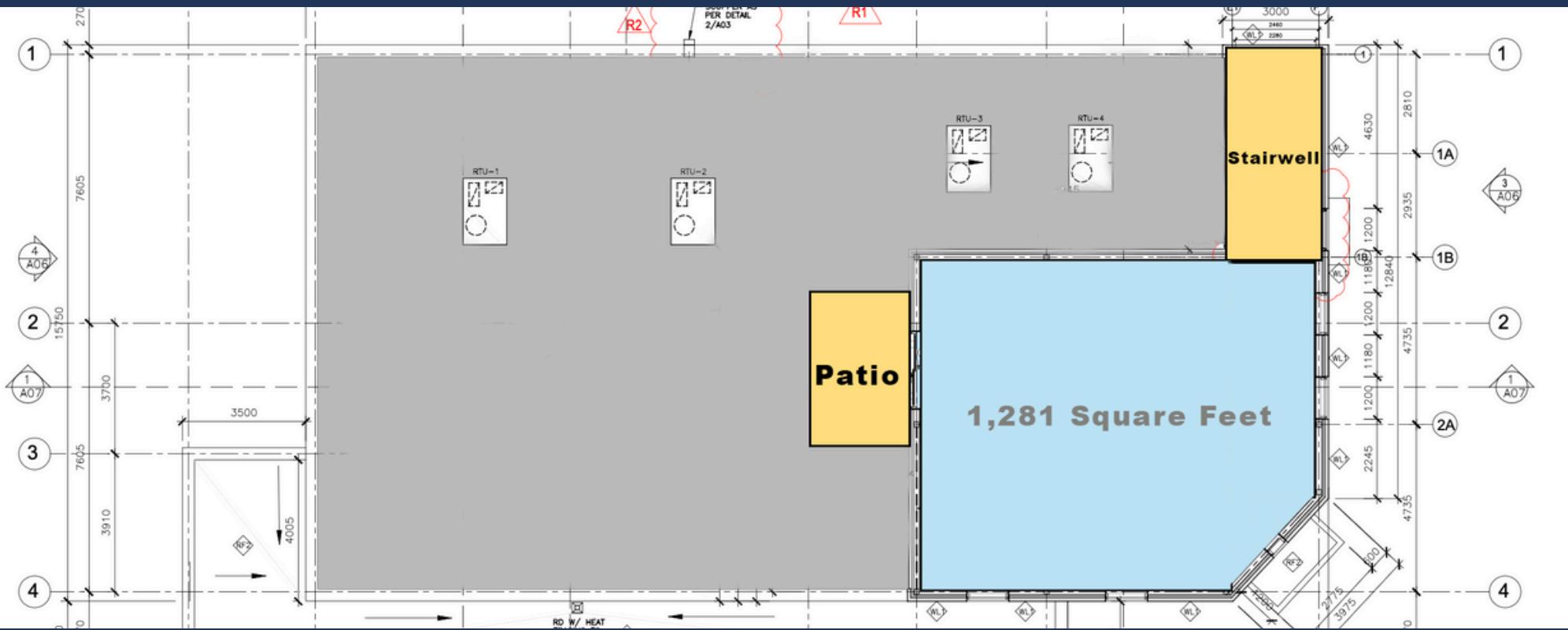
- Over 58,000 residents within a 10 KM Radius.
- Average household income is over \$120,000.



Approx. 13,000 VPD
along Livingston Ave @ Patton St

Second Floor Opportunity

1,280 Square Feet With Rooftop Patio



Zoning: Downtown Main St (DMS)

| | | | |
|---------------------------|--------------------------|-------------------------|-------------------------------|
| Apartment Building | Community | Farmers Market | Printing Establishment |
| Bakery Shop | Recreation Centre | Laundromat | Restaurant |
| Bank | Commercial School | Liquor / Beer | Retail Store |
| Banquet Facility | Convenience Store | Office | Service Shop |
| Clinic | Daycare | Personal Service | Studio |
| Club | Department Store | Entertianment | Supermarket |
| Commercial Fitness | Dwelling Unit | Post Office | Tavern / Bar / Pub |

New Retail Development Located At The Gateway To Grimsby's Downtown

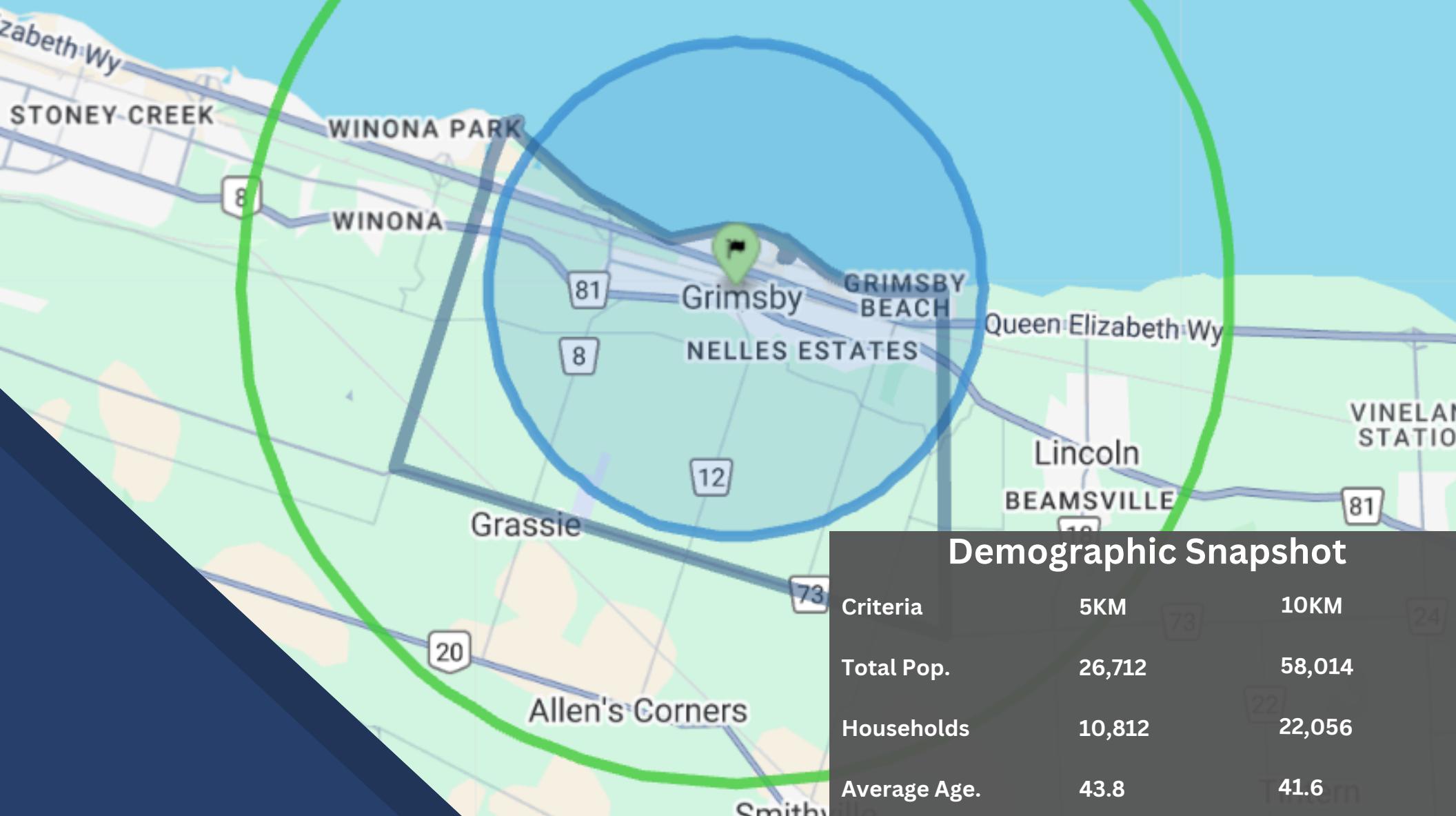


DEMOCRAPHICS



TOWN OF

GRIMSBY



Demographic Snapshot

| Criteria | 5KM | 10KM |
|-------------------|-----------|-----------|
| Total Pop. | 26,712 | 58,014 |
| Households | 10,812 | 22,056 |
| Average Age. | 43.8 | 41.6 |
| Average HH Income | \$125,678 | \$128,115 |

FOR LEASE

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Grimsby, ON

For further information please contact:



CLEARSTREAM
COMMERCIAL REAL ESTATE

GREG GAUDETTE
BROKER OF RECORD
647-328-7027
GREG@CLEARSTREAMCRE.COM

DEREK GAUDETTE
BROKER
647-218-9321
DEREK@CLEARSTREAMCRE.COM

CLEARSTREAM COMMERCIAL REAL ESTATE LTD., BROKERAGE

6 John St., Suite 2A, Oakville, ON 905-607-0719 www.clearstreamcre.com

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