

FOR LEASE

2 Livingston Ave., Grimsby, ON

**New Retail Development
Located At The Gateway Of
Downtown Grimsby**



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Location Overview

2 Livingston Ave., Grimsby, ON



Site Features

2 Livingston Ave., Grimsby, ON

New Retail Development

Located In Heart Of Grimsby's Main Retail Node

- High exposure retail site at the intersection of Livingston Ave. And Patton St.
- Strategically located between Downtown Grimsby and Grimsby Square Shopping Centre.
- Up to 5,123 square feet of retail available on main floor.
- Up to 2,262 square feet available on the second floor.
- DMS Zoning allows for a wide range of uses.
- Possession estimated to be Spring 2022.



UNITS AVAILABLE

Unit 1: 1,137 SF
Unit 2: 1,000 SF
Unit 3: 1,000 SF
Unit 4: 1,950 SF
Second Floor
Unit 21: 940 SF
Unit 22: 1,322 SF



POSSESSION

Spring 2022



ZONING

Downtown Main-Street Zone
(DMS)



POPULATION

54,000+
Within 10 KM

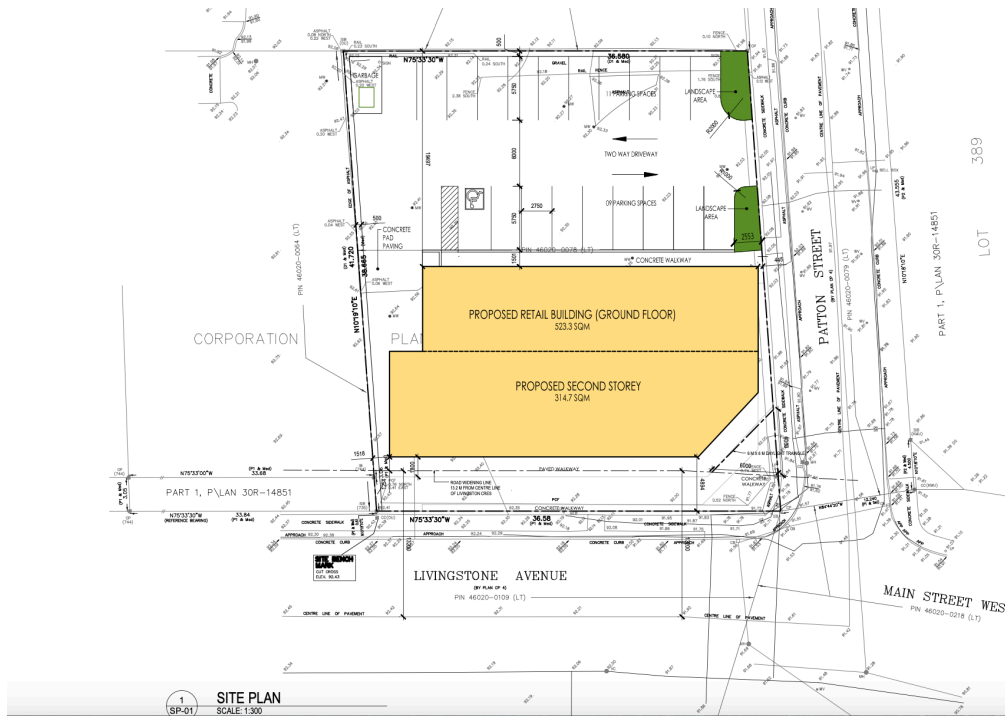


PARKING

Designated Lot
(Rare For Downtown
Grimsby Node)

Site Plan

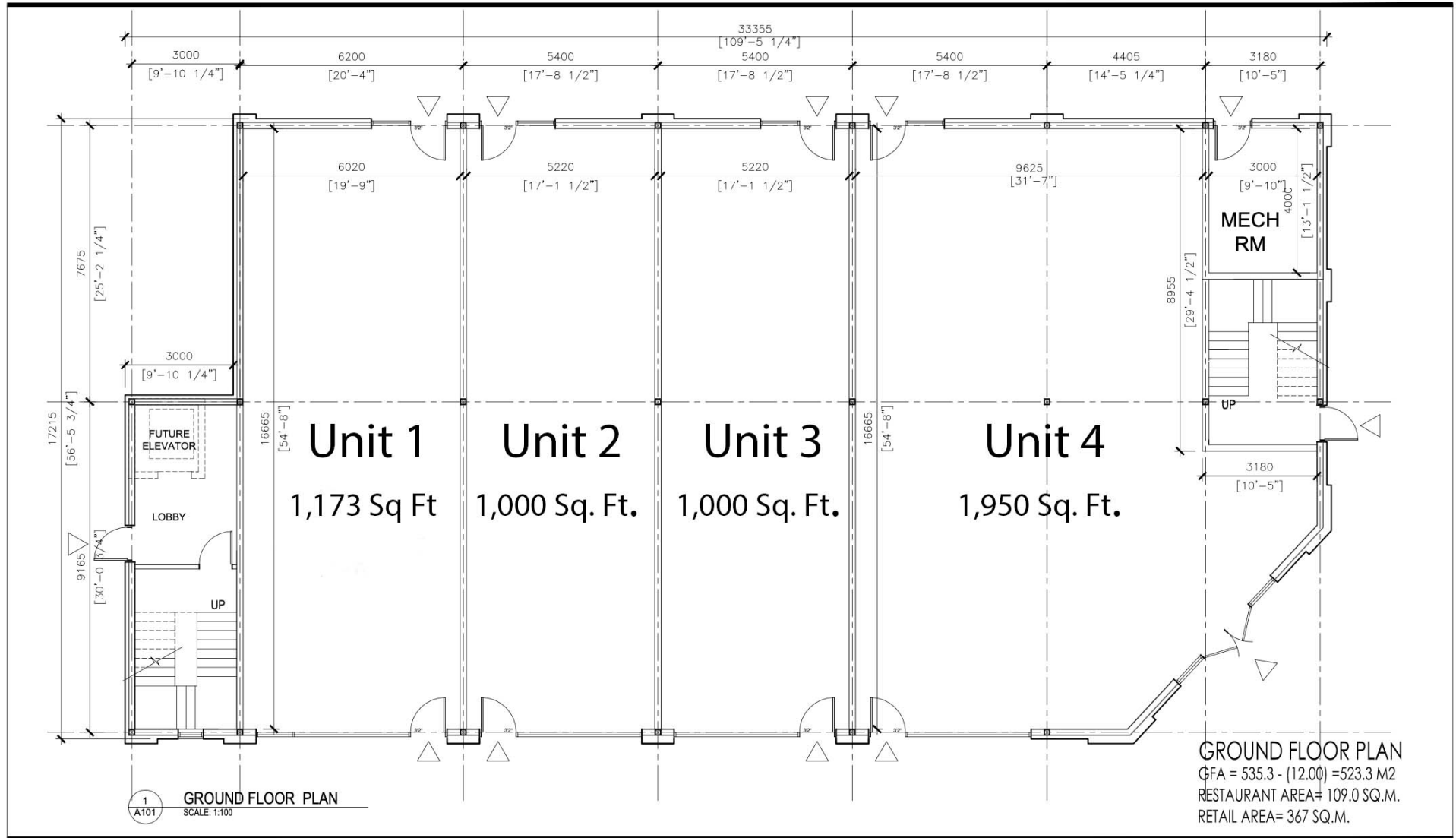
2 Livingston Ave., Grimsby, ON



*Site Plan and Elevation Rendering for marketing purposes only. Subject to change.

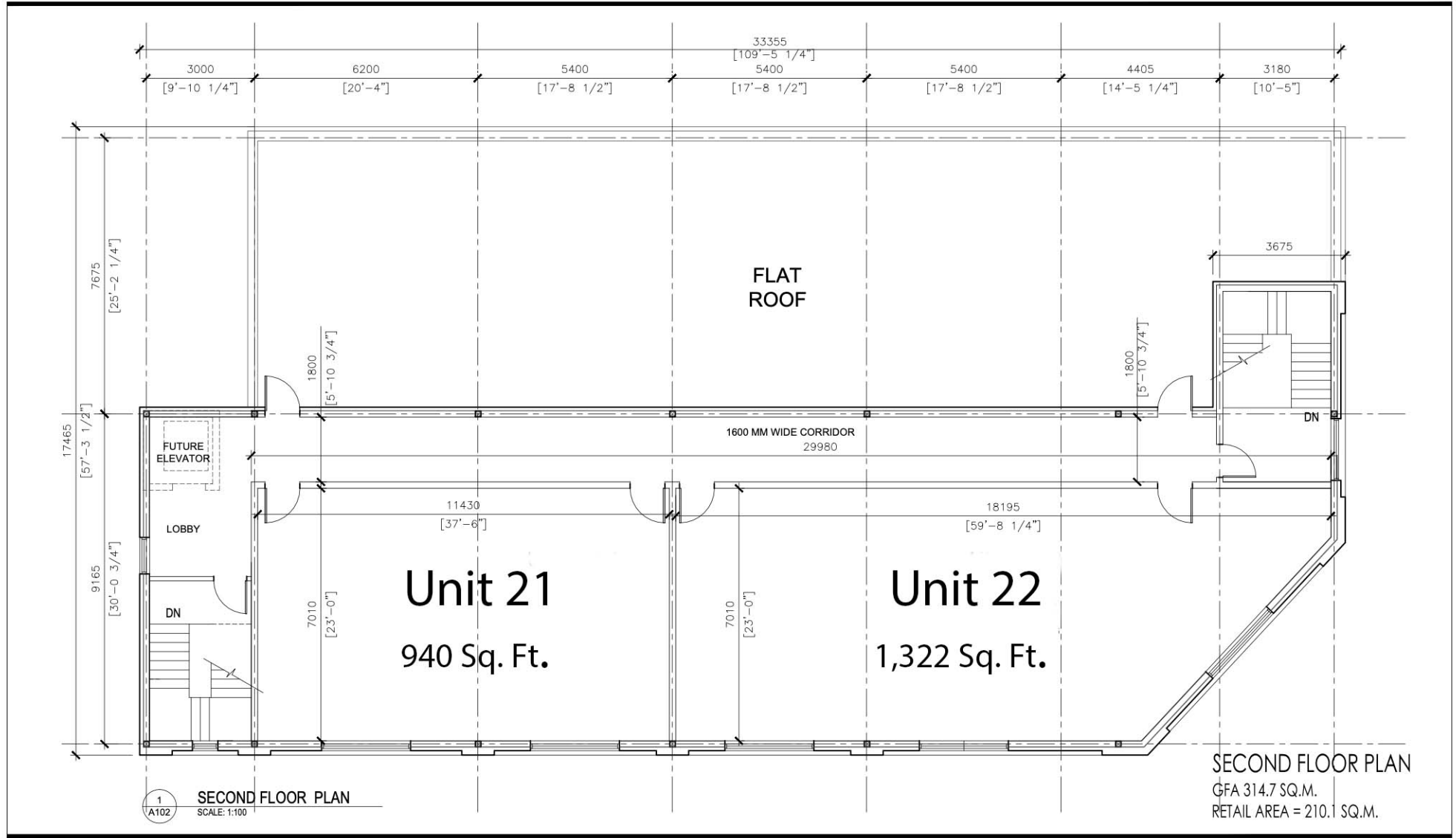
Floor Plan (Ground Floor)

2 Livingston Ave., Grimsby, ON



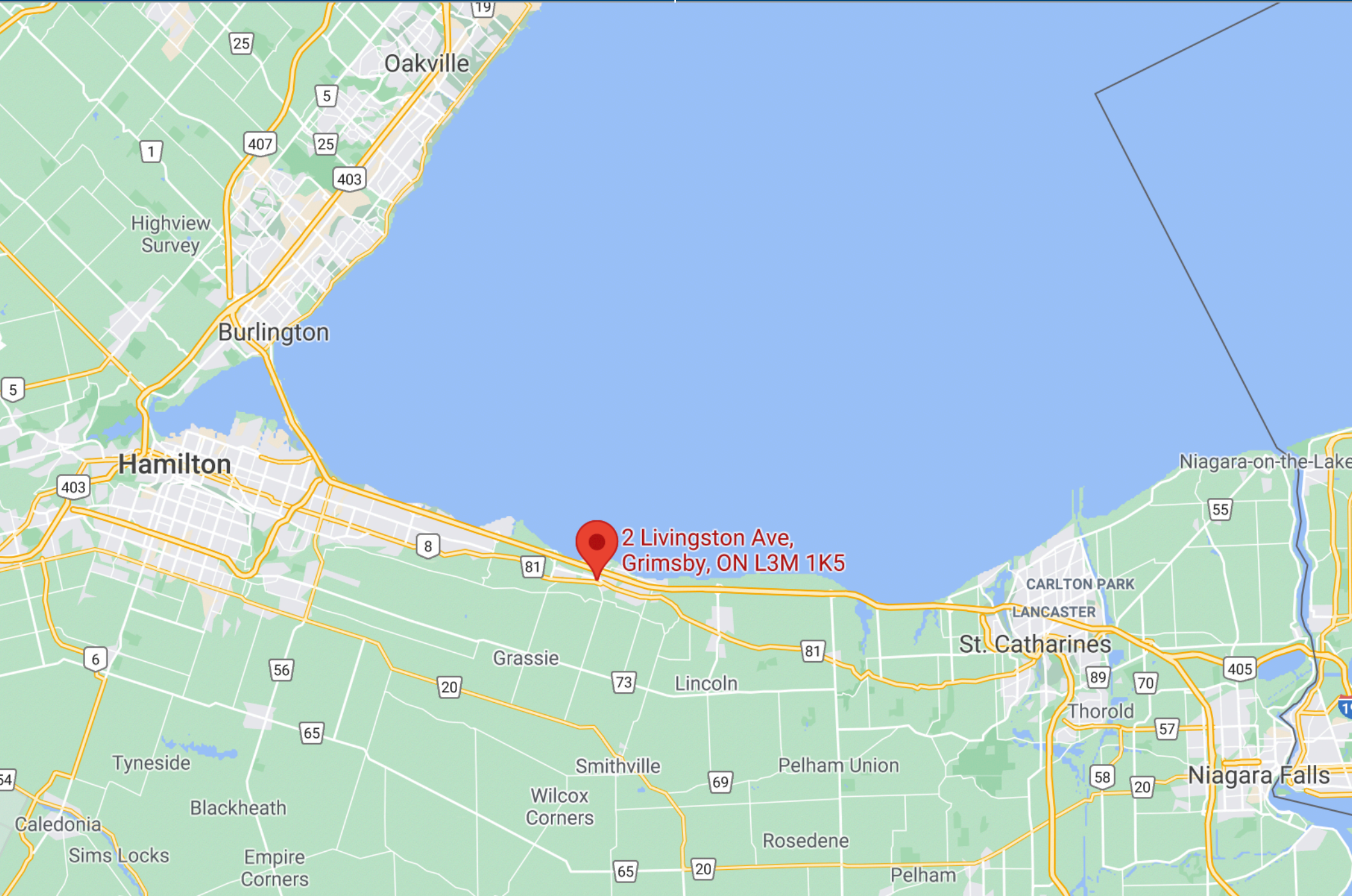
Floor Plan (Second Floor)

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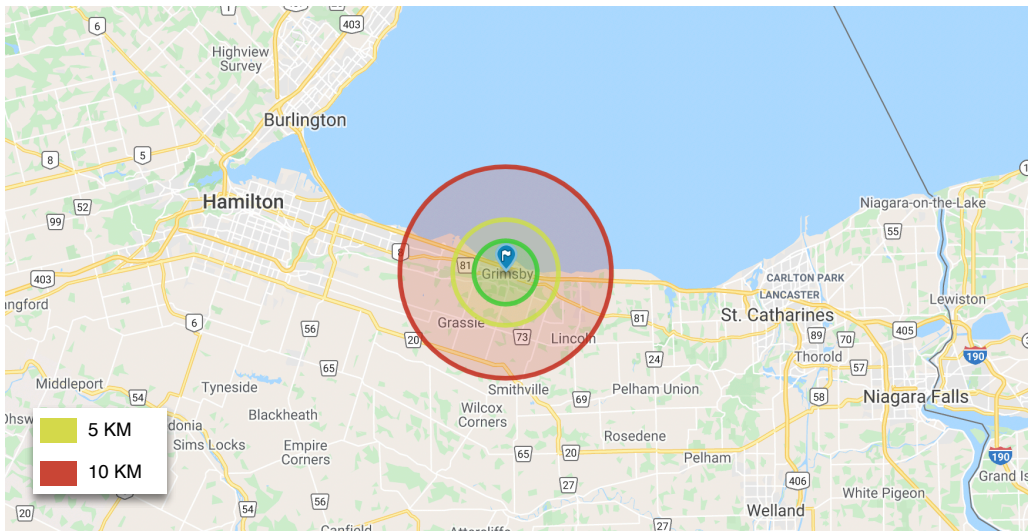
Location Overview

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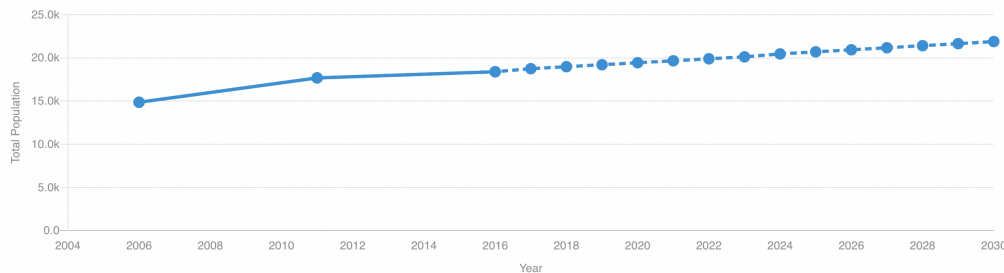


Demographics

2 Livingston Ave., Grimsby, ON



Total Population



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Growth
Total Population	14.9k	17.7k	18.4k	18.8k	19.0k	19.2k	19.4k	19.7k	19.9k	20.1k	20.5k	20.7k	20.9k	21.2k	21.4k	21.7k	21.9k	47.3...

DEMOGRAPHIC SNAPSHOT

	5 KM	10 KM
Total Population	25,587	54,031
Households	9,761	19,702
Average Age	42.6	40.7
Average Household Income	\$109,261	\$109,446

Retail Landscape (Trade Area)



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Zoning

DOWNTOWN MAIN-STREET ZONE (DMS)

Zoning By-law
Town of Grimsby Zoning By-law Review

Section 8: Downtown

8.0 DOWNTOWN ZONES

8.1 Permitted Uses

- 8.1.1 The *uses* permitted in the Downtown Main- Street (DMS), Downtown Intensification (DI) and Transitional Residential Multiple - *Commercial* (TRMC) Zones are identified in Table 13 through symbols under the column related to each zone. Where a "Q" is shown in the column under a zone, a qualification applies to a permitted *use* as described following Table 13.

Table 13: Permitted Uses in the Downtown Zones

Permitted Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple – Commercial (TRMC)
Apartment building	✓	✓	
Bakery shop	✓	✓	Q4
Bank	✓	✓	
Banquet facility	✓	✓	
Bed and breakfast			*
Boarding house			Q2
Building supply		✓	
Clinic	✓	✓	✓
Club	✓	✓	
Commercial fitness centre	✓	✓	Q4
Community Recreational Centre	✓	✓	Q4
Commercial school	Q3	✓	Q4
Convenience store	✓	✓	Q4
Converted dwelling			✓
Day care facility	Q1	Q1	✓
Department store	✓	✓	
Duplex dwelling			✓
Dry cleaning distribution station	✓	✓	
Dwelling unit	Q1	Q1	✓
Farm market	✓	✓	Q4
Group home			Q2
Home occupation			*
Hotel		✓	
Laundromat	✓	✓	Q4
Liquor or beer store or microbrewery	✓	✓	Q4
Office	Q3	Q3	Q4
Personal service shop	✓	✓	Q4
Place of entertainment	✓	✓	Q4

Zoning By-law
Town of Grimsby Zoning By-law Review

Section 8: Downtown

Permitted Use	Downtown Main-street Zone (DMS)	Downtown Intensification Zone (DI)	Transitional Residential Multiple – Commercial (TRMC)
Post office	✓	✓	
Printing establishment	✓	✓	
Public parking lot	Q5	✓	
Public transportation depot	✓	✓	
Restaurant	✓	✓	✓
Retail store	✓	✓	
Service shop	✓	✓	
Secondary suite			*
Single detached dwelling			✓
Semi-detached dwelling			✓
Specialty Retail Shop			Q4
Studio	✓	✓	✓
Supermarket	✓	✓	
Tavern/Bar/Pub	✓	✓	Q4
Undertaking establishment	✓	✓	
Veterinary clinic		✓	Q4

- ✓ Permitted use
* Accessory use

- Q1 Permitted only at or above the second storey.
Q2 Permitted only in *existing residential building*
Q3 Permitted only at or above the second storey facing Main Street.
Q4 Permitted to a maximum *gross floor area* of 500 sq.m. per use.
Q5 Only permitted as a sole use on a lot provided it does not front onto Main Street.

8.2 Prohibited Uses

- a) Automobile oriented *uses*, such as *automobile sales establishments*, *automobile service garages* and *gas stations* are prohibited in the Main-Street Zone.
- c) *Single detached dwellings*, *semi-detached dwellings*, *duplex dwellings*, *back to back townhouse dwellings*, *street townhouse dwellings* and *block townhouse dwellings* are prohibited in the Main Street and Intensification Zones.

8.3 Lot, Building and Yard Requirements

- 8.3.1 The regulations applicable to *uses* permitted in the Downtown Main- Street (DMS), Downtown Intensification (DI) and Transitional Residential Multiple - *Commercial* (TRMC) Zones are set out in Table 14 and additional requirements applying to specific *uses* are outlined in Section 8.3.2.

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FOR MORE INFORMATION PLEASE CONTACT

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