

19423  
YONGE STREET  
EAST GWILLIMBURY

RETAIL  
FOR  
LEASE



TOOMBS  
TEAM

REAL ESTATE GROUP



# PROPERTY OVERVIEW

Well-located mixed-use commercial building in the heart of Holland Landing’s established commercial district along Yonge Street. The property is anchored by a large ground-floor grocery retail tenant on a net lease, with five self-contained residential apartments above, offering a strong and diversified income stream.

The five residential units are separately metered for hydro, with tenants paying their own electricity. The commercial component benefits from excellent frontage and exposure along Yonge Street, supporting long-term tenant stability and future upside.

The building offers approximately 4,484 sq. ft. of retail space, including approximately 3,340 sq. ft. of usable storage and mechanical basement area, plus approximately 3,616 sq. ft. of residential space across the five apartments. Situated on an approximately 18,900 sq. ft. lot, the property is zoned MU1, allowing for a range of mixed-use and commercial applications.

**Important Notice:**  
Do not approach or disturb tenants. Financial details and rent roll available upon request.

## FEATURES

# of Units	5
Building Size	18,900sqft
Land Size	50x462 FT
Parking Spaces	19
Zoning Classification	MU-1





# PROPERTY DETAILS

## FINANCIAL

Asking Price	\$2,500,000
Annual Property Tax	\$12,524.50

## AREA & LOT

Status	For Sale
Total Area	18,900sqft
MLS® ID	N12630978
Type	Commercial
Neighbourhood	Holland Landing

## EXTERIOR

Parking	19
Water Source	Municipal
Lot Features	Irregular Lot
Heat Type	Forced Air
Air Conditioning	Central Air
Sewer	Municipal





# INVESTMENT HIGHLIGHTS

## KEY INVESTMENT FEATURES

### **MU-1 Flexible Zoning (MU-1)**

Permits a range of uses, including art gallery, restaurant, convenience store, community centre, office, day nursery, domestic animal care facility, and laundromat.

### **Strategic Location**

Located on Yonge Street in East Gwillimbury, the property enjoys excellent visibility and easy access to local transit, schools, and community hubs, supporting steady foot traffic and accessibility.

### **Proximity to Major Amenities**

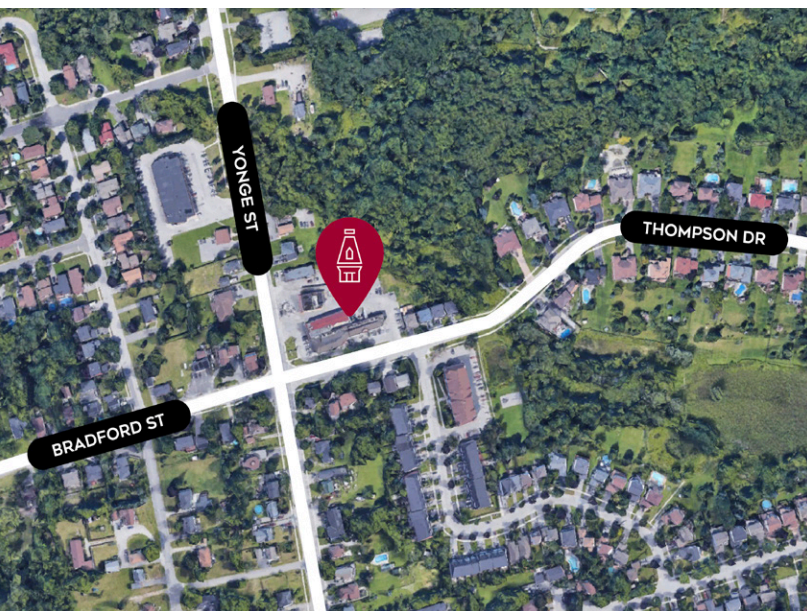
In the heart of Holland Landing, the property is close to Highway 404, Upper Canada Mall, Holland Landing Community Centre, parks, and local services.

### **Immediate Availability**

The space is ready for occupancy, allowing investors to capitalize on market opportunities without delay.

### **Ample Parking**

The property offers 19 dedicated parking spaces, providing convenience for tenants and visitors alike, a notable advantage for a commercial location.





# INTERIOR



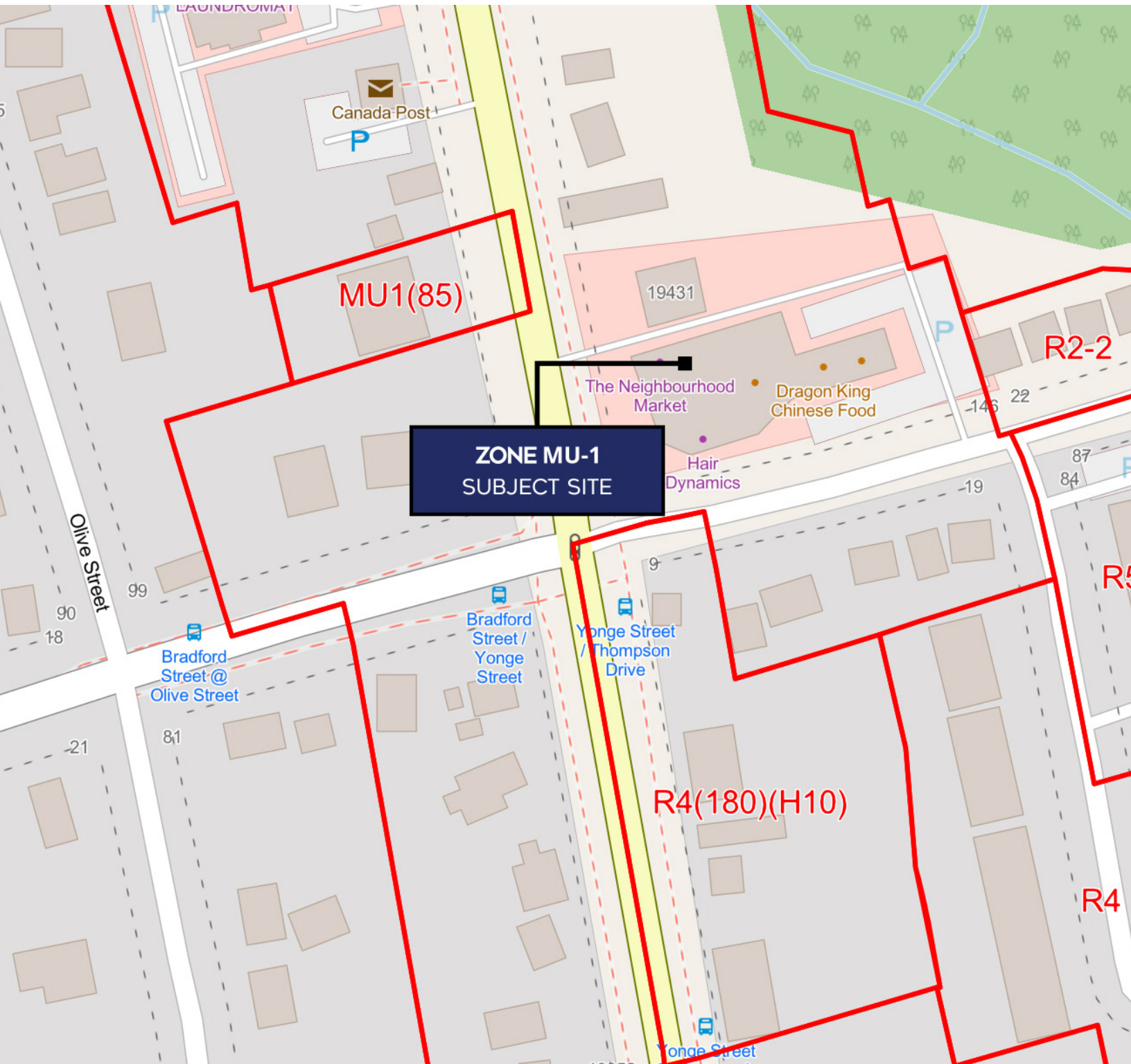


# EXTERIOR





# SITE PLAN



## PERMITTED COMMERCIAL USES INCLUDING BUT NOT LIMITED TO:

- Art Gallery
- Restaurant
- Convenience Store
- Community Centre
- Office
- and more (details on the next page)

# ZONING - MIXED USE ONE (MU-1)

## PERMITTED USES:



### **Convenience Store**

Ideal for serving the local neighborhood and passersby, a convenience store at this location would benefit from steady foot and vehicle traffic, offering easy access to daily essentials in a high-visibility setting.



### **Day Nursery**

A day nursery would thrive in this central location, offering a safe and accessible environment for families in the area. With nearby residential and commercial zones, demand for quality childcare services is strong.



### **Dry Cleaning Depot**

Perfect for residents and commuters, a dry cleaning depot at this location would attract consistent clientele due to convenient on-site parking and easy access from Yonge Street, making drop-offs and pick-ups simple for nearby households.



### **Art Gallery**

An art gallery in this space would serve as a cultural hub for East Gwillimbury, providing a venue for local artists to display work and for the community to engage with creative programming in a central, accessible location.



### **Office**

The property is ideal for professional offices, including law firms, accounting practices, or consultants, offering flexible interior layouts and a prominent location on Yonge Street, with excellent visibility for clients.



### **Community Centre**

A community centre serves as a hub for local gatherings, activities, and programs, fostering a sense of belonging among residents of the urban centre.



### **Domestic Animal Care Facility**

This facility offers grooming, training, or veterinary services for pets, meeting the needs of animal owners nearby while adding to the range of convenient neighbourhood amenities.

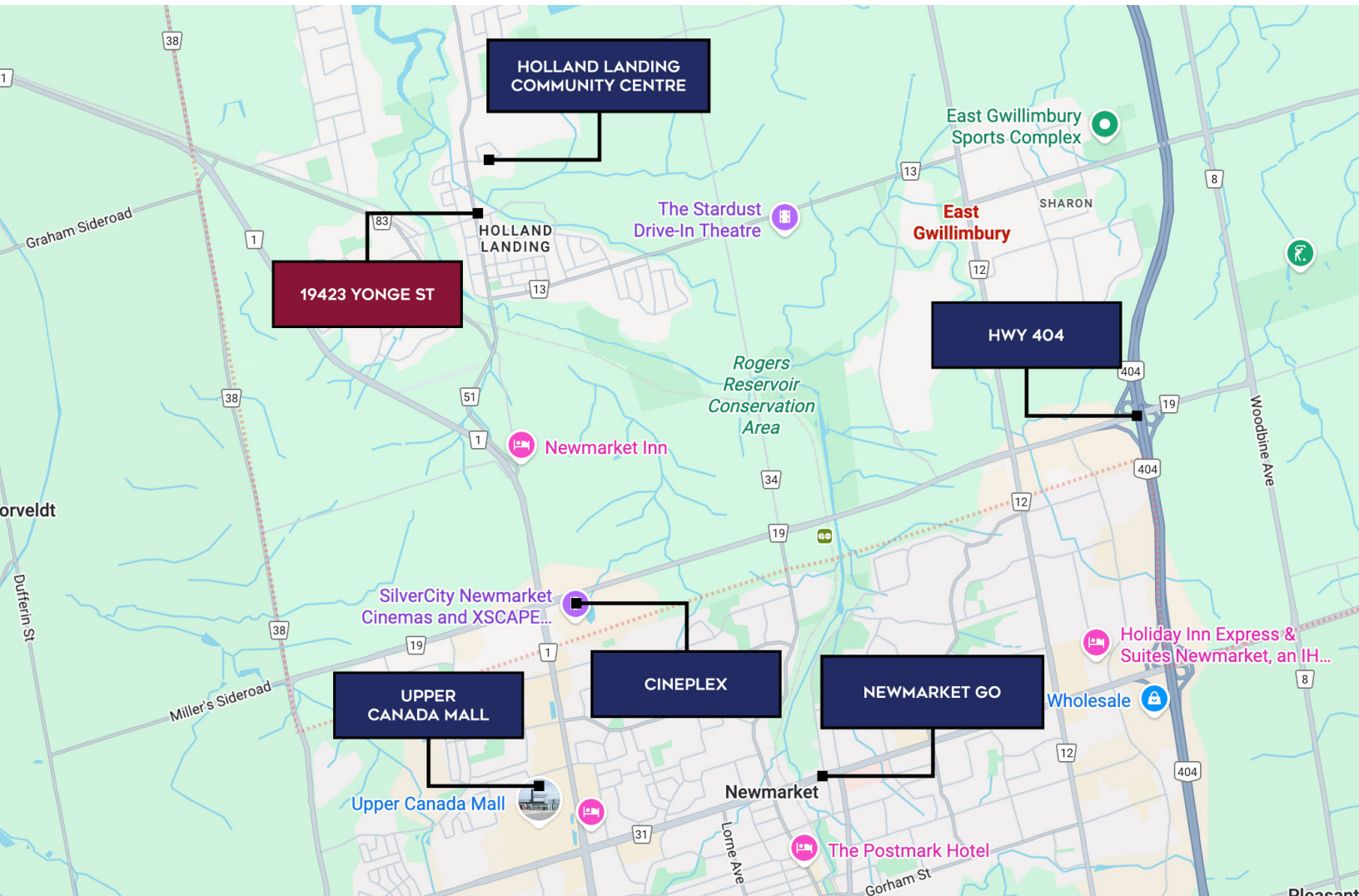


### **Restaurant**

A restaurant here presents an opportunity to create a vibrant dining destination for local residents and visitors, leveraging the area's steady traffic along Yonge Street and nearby community amenities to attract patrons throughout the day.



# LOCAL AMENITIES



## Holland Landing Community Centre

A vibrant community hub offering recreational programs, walking trails, playgrounds, and year-round events for all ages.

## Highway 404

Direct highway access connects East Gwillimbury to Toronto and the GTA for convenient travel.

## Upper Canada Mall

A convenient and vibrant mall offering shopping, dining, and seasonal events for the whole community.

## Newmarket GO

A key transit hub within easy reach, connecting residents to downtown Toronto and beyond.



# NEIGHBOURHOOD

## EAST GWILLIMBURY

East Gwillimbury, Ontario, is a thriving and growing community. Located in the York Region, just north of Toronto, East Gwillimbury offers a blend of small-town charm and modern conveniences, making it an attractive location for retailers and investors seeking a dynamic market.

The town has a steadily increasing population and a growing retail environment supported by local shopping areas, community hubs, and easy access to major transportation routes like Yonge Street and Highway 404. With strong demographics and a business-friendly atmosphere, East Gwillimbury provides an excellent opportunity to reach engaged residents and build a loyal customer base.





# DEMOGRAPHICS



	Community	Neighbourhood	City
Total Population	2,945	22,976	43,927
Avg. Household Income	\$207,035	\$176,129	\$181,030

- Community

Refers to the property's Forward Sortation Area (FSA), the first 3 digits of the property's postal.
- Neighbourhood

Refers to the property's Dissemination Area as defined by Statistics Canada.
- City

Refers to the property's Census Subdivision as defined by Statistics Canada.



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FOR MORE INFORMATION, PLEASE CONTACT

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