

193
MAIN STREET
NEWMARKET

RETAIL
FOR
LEASE



TOOMBS
TEAM

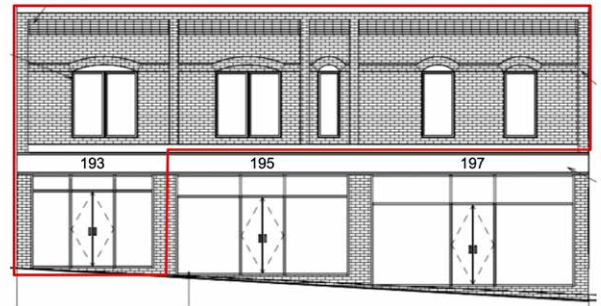
REAL ESTATE GROUP

PROPERTY OVERVIEW

Welcome to 193 Main Street S. This is one of the most unique spaces on Main Street, offering over 3,300sqft of loft-like space on the upper level, while also having retail exposure with a street level foyer/entry, with an option to add the basement space (approx 700sqft) to provide access to the unit from the rear of the building (through walk-out basement) which faces the largest municipal parking lot in Downtown Newmarket.

This is perfect for a fitness studio, professional office, spa / salon and much more! This space must be seen to be appreciated.

Unit will be provided to Tenant to complete their own finishes. Exposed Brick, Large Windows for natural light, 13ft ceilings on street side & 9ft ceilings at rear side. Floor Plans available.



Proposed Retail Frontage
193-197 Main Street S



FEATURES

Asking Price	\$35
# of Units	1
Building Size	10,000sqft
Land Size	13x112 FT
Parking Spaces	10
Zoning Classification	UC-D1

PROPERTY DETAILS

FINANCIAL

Sales Price	\$35 CAD
Lease Term	5 years
Real Estate Tax	\$7 CAD/year

AREA & LOT

Status	For Lease
Total Area	10,000sqft
MLS® ID	N12060557
Type	Retail
Neighbourhood	Central Newmarket

EXTERIOR

Parking	10
Water Source	Municipal
Roof	Flat Roof
Lot Features	13ftx112ft
Heat Type	Forced, Air, and Radiant
Air Conditioning	Central Air
Sewer	Municipal



INVESTMENT HIGHLIGHTS

KEY INVESTMENT FEATURES

UC-D1

Flexible Zoning (UC-D1)

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



Strategic Location

Situated in Central Newmarket, the property benefits from proximity to public transit and recreational amenities, enhancing foot traffic and accessibility.



Proximity to Major Amenities

In the heart of Newmarket, but also close to Highway 404, Newmarket Health Centre, Fairy Lake Park, GO Transit, and more.



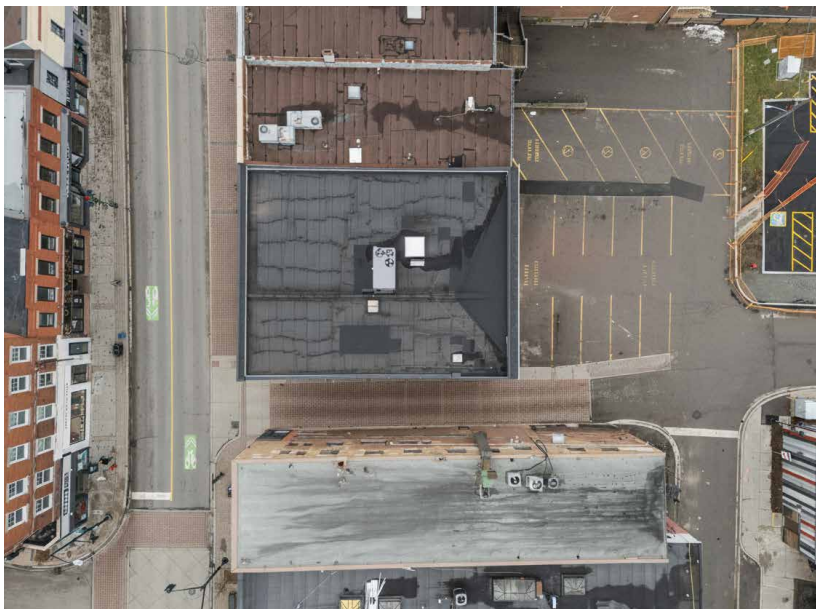
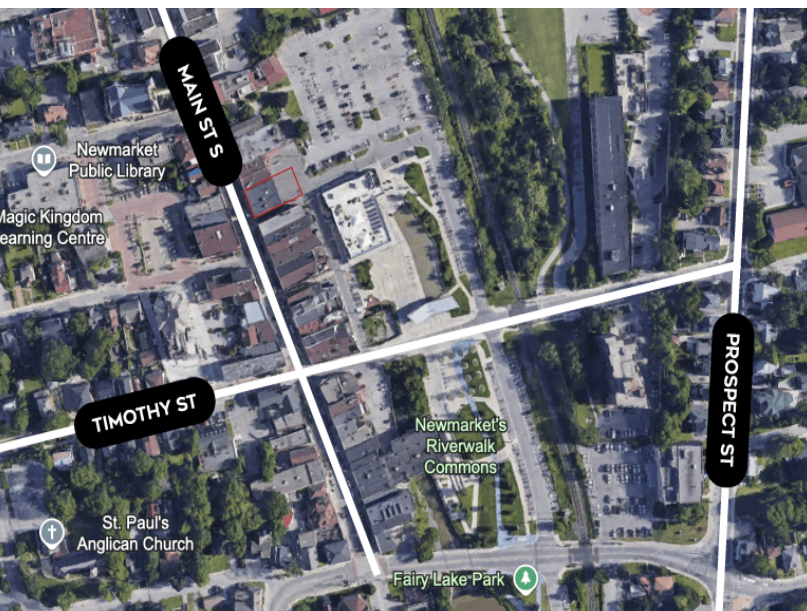
Immediate Availability

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



Ample Parking

10 dedicated parking spaces on-site—rare for downtown or commercial locations.



INTERIOR



Images in this booklet include AI-generated visual enhancements and are intended for illustrative purposes only.
Final finishes and details may vary from those shown.

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EXTERIOR

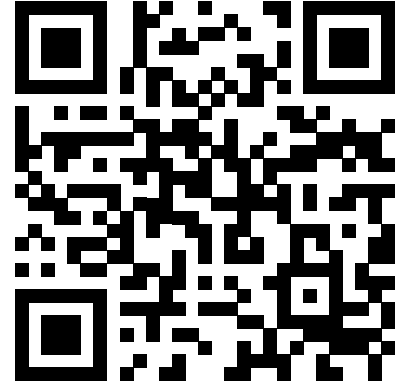


3D VIRTUAL TOUR

EXPLORE EVERY CORNER

Experience the space as if you were there. Our 3D virtual tour lets you walk through every room, explore key features, and get a true feel for the layout.

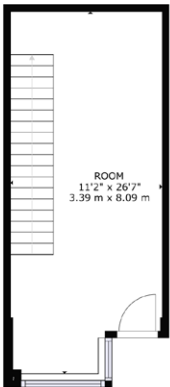
Visit toombs.team/193-main-street or scan the QR code for more details.



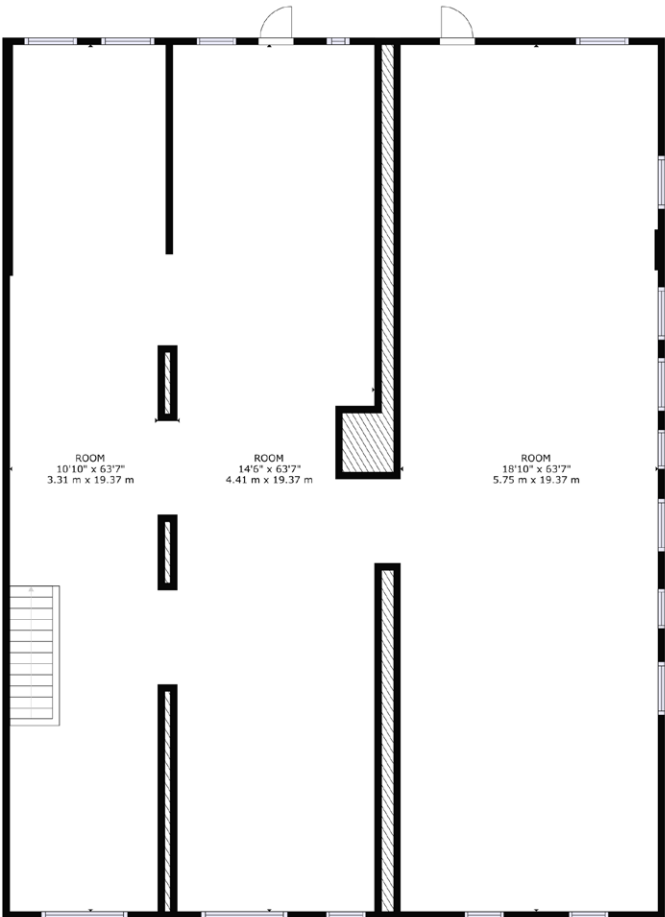
FLOOR PLANS



Walkout Basement

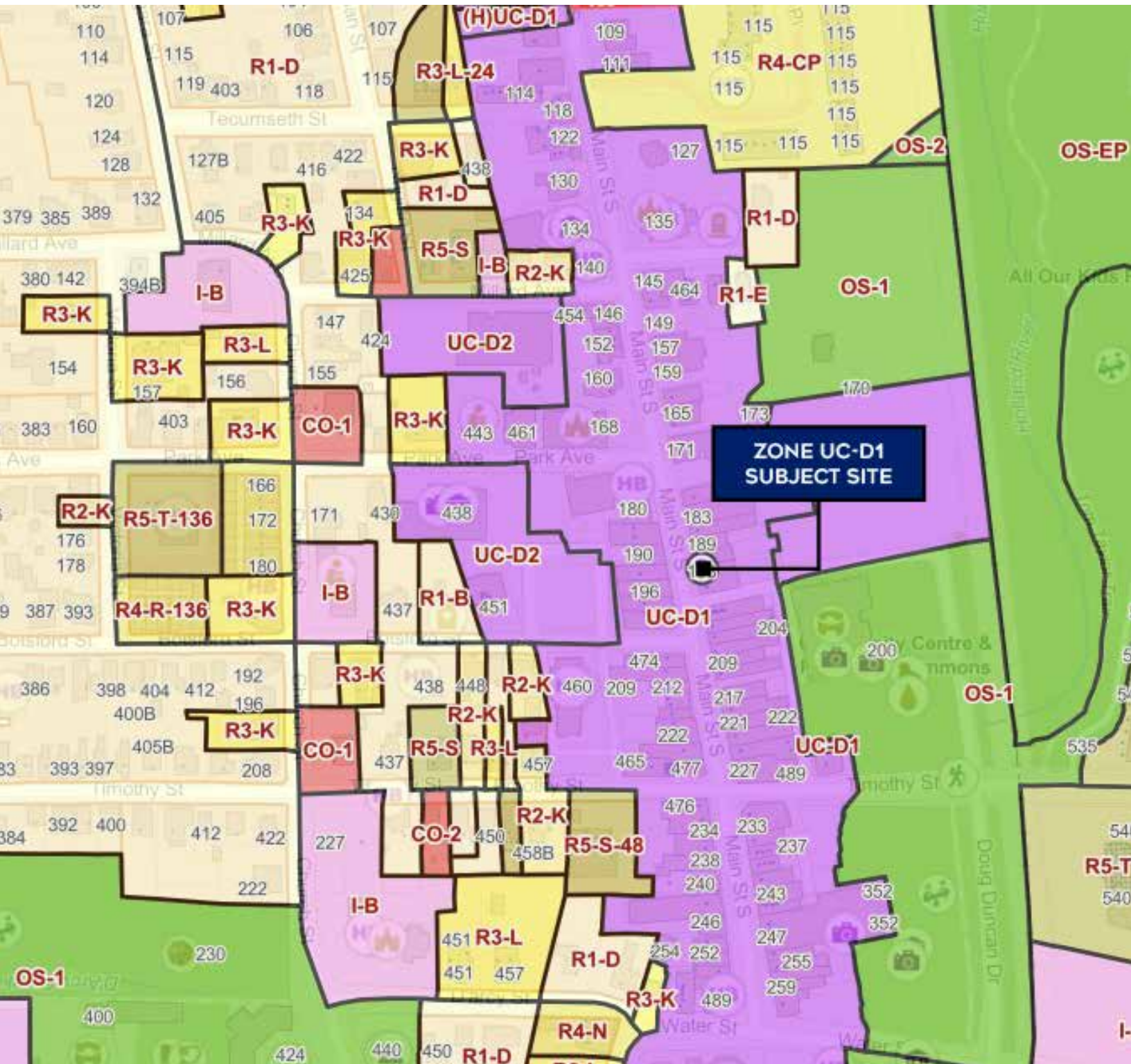


Main Floor Storefront



2nd Floor

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 - URBAN CENTRE (UC-D1)

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 commuters and professionals, a dry cleaning business would attract steady clientele thanks to the site's easy parking and central location near key employment hubs.



Art Gallery

Designed to showcase visual art, an art gallery in this zone provides a cultural destination for residents and visitors alike, encouraging community engagement and contributing to the vibrant historic downtown atmosphere.



Office

The building is well-suited for small professional offices—such as law firms, accounting practices, or consultants—offering flexible layout options and a convenient central Newmarket address.



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

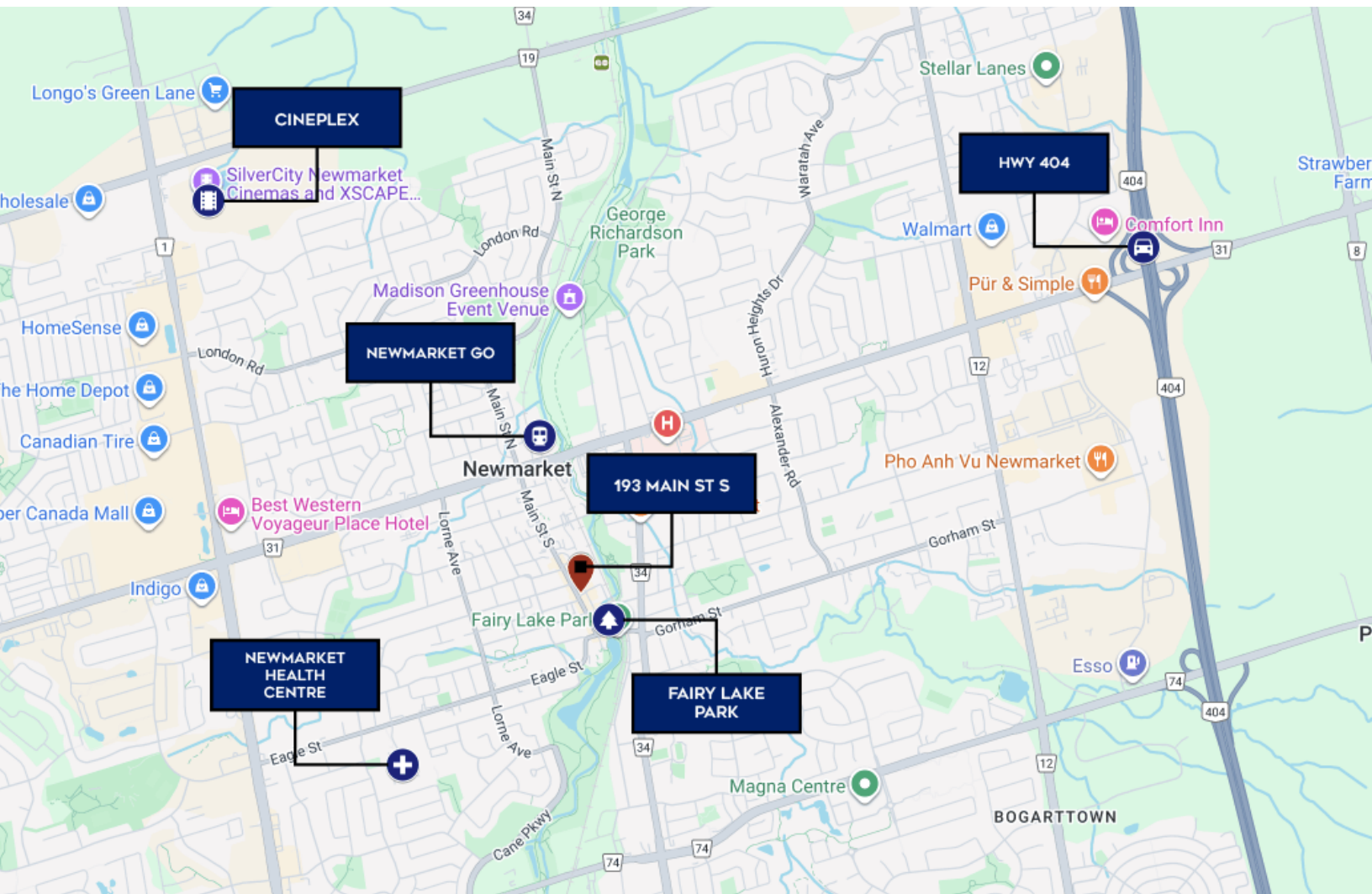
This facility offers grooming, training, or veterinary services for pets, meeting the needs of animal owners nearby while adding to the range of convenient neighborhood amenities.



Restaurant

A restaurant in this location offers an inviting space for locals and visitors to enjoy meals and socialize, benefiting from the area's pedestrian traffic and contributing to the vibrant dining scene of the historic downtown.

LOCAL AMENITIES



Downtown Newmarket

A charming, walkable district with heritage buildings, shops, cafés, and year-round community events.

Cineplex

A popular entertainment spot just minutes away offering the latest movies, comfortable seating, and concessions.

Newmarket Health Centre

A modern facility providing a wide range of healthcare services close to home.

Fairy Lake Park

A peaceful park with trails, picnic spots, and a scenic lake—perfect for outdoor recreation and community events.

Newmarket GO

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

Highway 404

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

NEIGHBOURHOOD

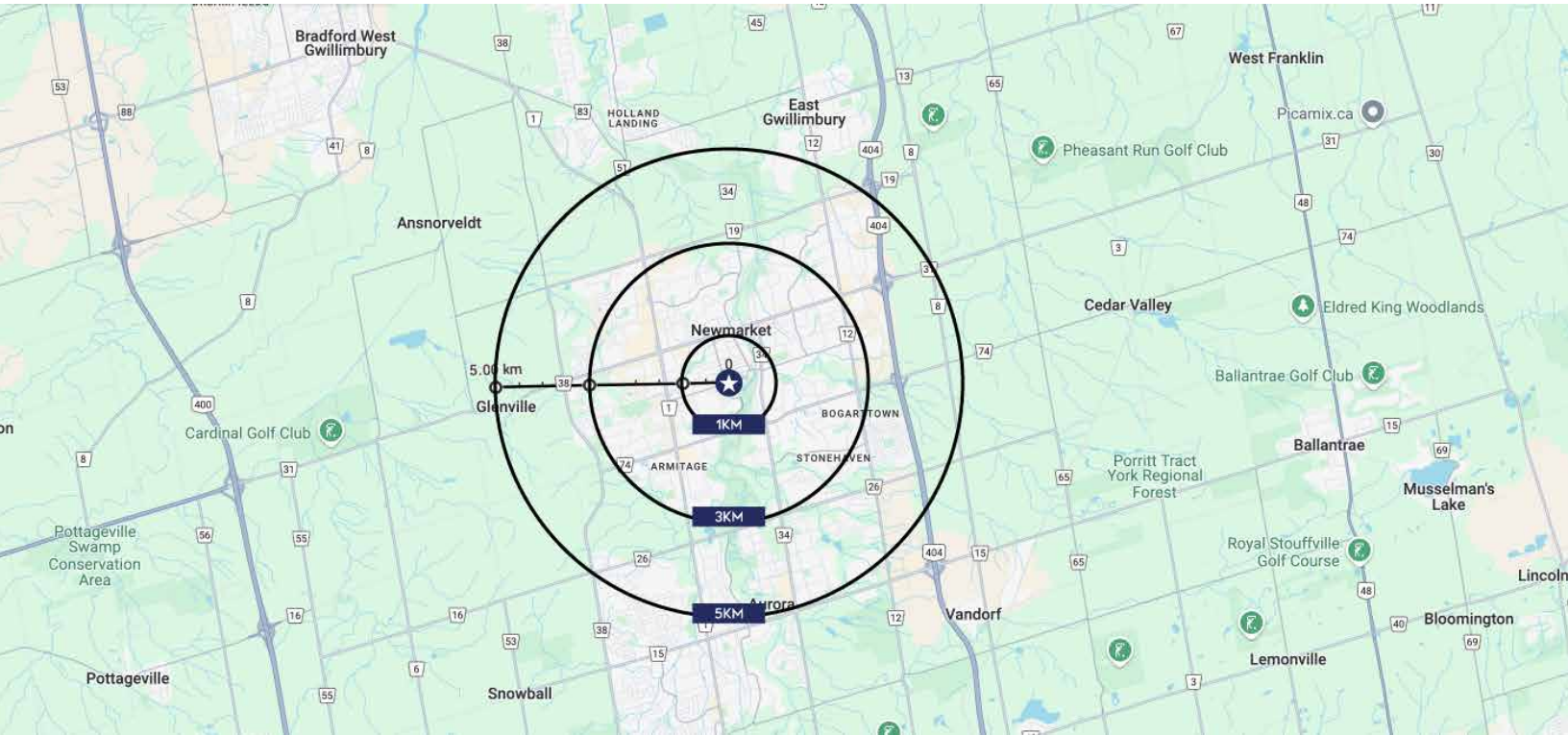
CENTRAL NEWMARKET

Newmarket, Ontario, is a vibrant and rapidly growing community. Located in the York Region, just north of Toronto, Newmarket combines the charm of a historic town with the conveniences of a modern urban center, making it an ideal location for retailers aiming to tap into a dynamic and diverse market.

The town has a growing, affluent population and a thriving retail environment anchored by destinations like Upper Canada Mall and a vibrant Main Street. With strong demographics, a supportive business climate, and a high quality of life, Newmarket is an ideal place to attract loyal customers and grow your brand. This is a standout opportunity to lease in one of the GTA's most dynamic markets.



DEMOGRAPHICS



	Total Population	Population Growth	Daytime Population	Household Income
1KM	11,773	3.7%	8,558	\$150,218
3KM	77,142	6.1%	51,172	\$140,157
5KM	115,962	8.8%	104,506	\$149,018

FOR MORE INFORMATION, PLEASE CONTACT

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