

**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# INVESTMENT OPPORTUNITY COMMERCIAL PLAZA FOR SALE



**226 FIRST AVENUE EAST**  
SHELBURNE, ON





**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

226 FIRST AVENUE EAST,  
SHELburnE

**FOR SALE**

**PROPERTY FEATURES**

Great investment opportunity in the active growing community of Shelburne. This well established and fully tenanted 38,593 SF plaza (additional mezzanine space in Unit 1) is central to the downtown core and provides a wide variety of services and shopping on this 2.45 acres site. Multiple street access points and excellent paved parking for approximately 150-165 cars make this plaza ideal for both foot traffic, neighbourhood access and destination travel alike. Anchored by Giant Tiger and Dollar Tree, this is a sought after and well patronized retail plaza and strategic long term investment. Additional stores include Global Pet Food, a thrift shop, laundromat, nail salon and auto service centre. Zone C-2 Mixed Use Commercial allows for a broad range of services and retail uses. This property represents a strong value investment as current rents are below market value and tenants have a long tenure supported by a proven strong covenant. All Tours to be arranged through the Listing Agent. Offers will be received as submitted and the Seller reserves the right to review, accept or decline any offer at any time. Preference will be give to offers with limited conditional timelines.



**SALE PRICE**  
\$7,350,000.00



**ANNUAL TAXES**  
\$117,515.16 (2022)



**PROPERTY SIZE**  
2.45 Acres



**ZONING**  
C-2 Mix Use  
Commercial



**SQUARE FEET**  
38,593 SF



**SITE DRONE VIDEO**  
**CTRL Click on Arrow**







**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

226 FIRST AVENUE EAST  
SHELBURNE  
**FOR SALE**



Unit 1  
Dollar Tree  
13,500 SF

Unit 2  
Giant Tiger  
13,740 SF

Unit 3  
Custom Thrift  
2,200 SF

Unit 4  
Happy Dragon Express  
1,400 SF

Unit 5  
Global Pet Foods  
1,453 SF

Unit 6  
R & R Coin Laundry  
1,100 SF



Unit 7  
Jessica Nails & Spa  
1,000 SF

Unit 8  
Paws/Claws  
2,200 SF

Unit 9  
Lubinator  
2,000 SF







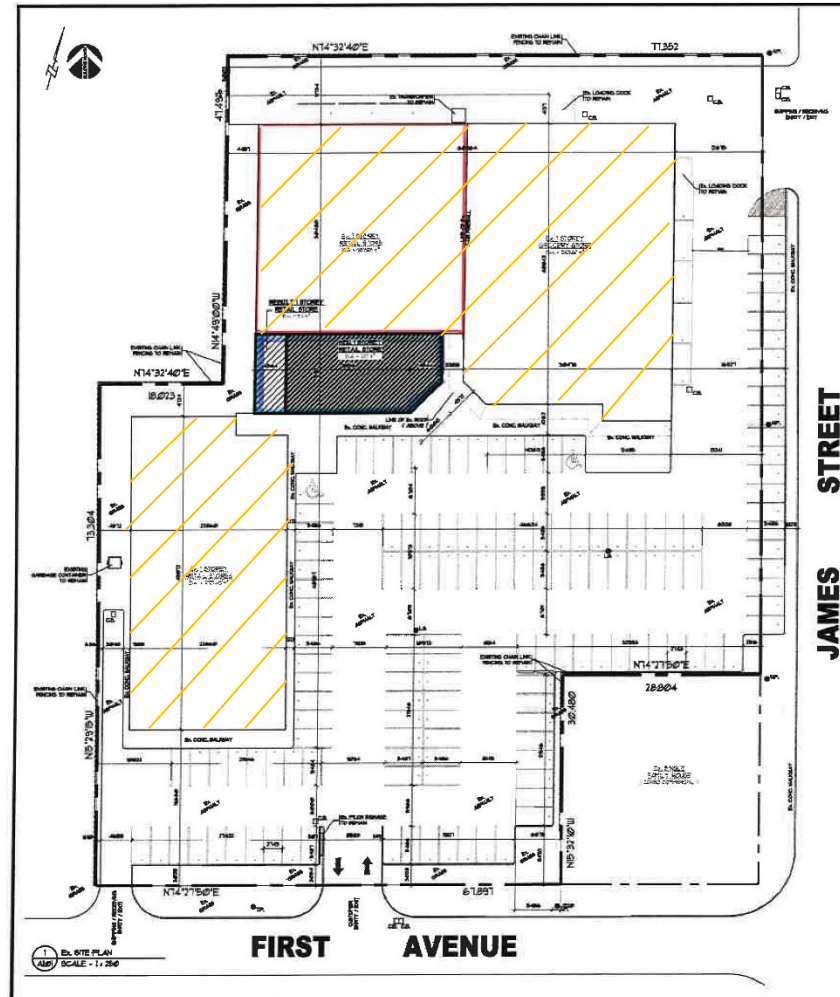
- 9 Units Leased Long Term
- Central location to town core, both walkable to neighbourhood or easily accessible from local hwy's and corridors
- Recent capital improvements include roof and driveway drainage, HVAC maintenance, new pylon sign
- Solid income model with competitive rents and low TMI
- Local property maintenance available

## Site Plan

- 38,593 SF retail space
- 2.45 acres of land
- Rent Roll and Income/Expense available upon completion of CA agreement
- Potential expansion on property

## Offer Process

- Additional information available upon receipt of CA and inside tours will be subject to arrangement with Listing Agent.



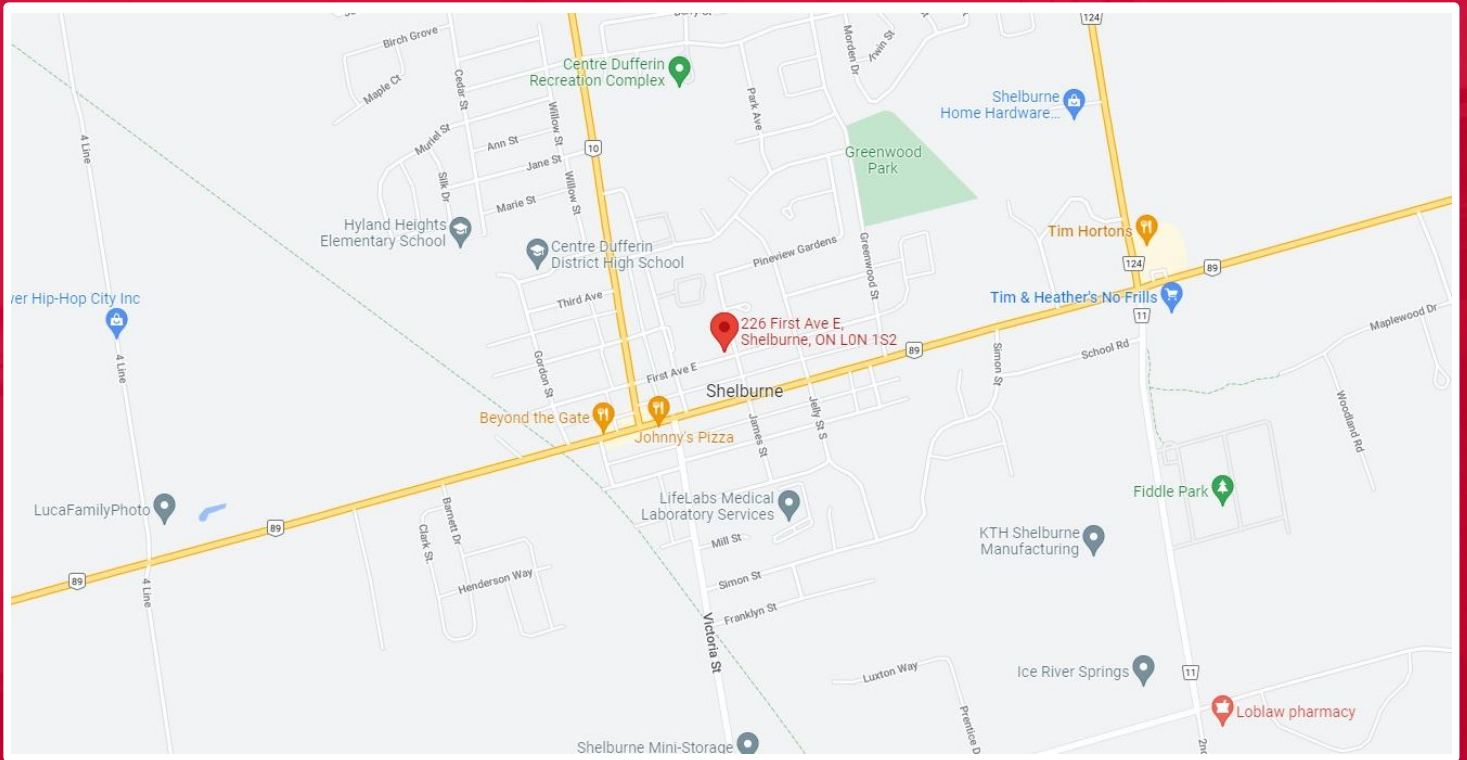






# CUSHMAN & WAKEFIELD

Waterloo Region



For more information, please contact:

## **Stewart Campbell**

Sales Representative, Vice President

+1 519 804 4378

[Stewart.campbell@cushwakewr.com](mailto:Stewart.campbell@cushwakewr.com)

---

## **Cushman & Wakefield Waterloo Region Ltd., Brokerage**

4295 King Street East, Suite 401

Kitchener, ON N2P 0C6

Phone: 519-585-2200

[cushwakewr.com](http://cushwakewr.com)

Cushman & Wakefield Waterloo Region Ltd. copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.