



**Denise Dilbey**  
 Your Realtor® for Life  
 Broker Direct 416.919.9802



ROYAL LEPAGE  
**DIAMOND AWARD**  
 RLP AWARD WINNING PERFORMANCE SINCE 2004  
 denise@link2realestate.ca



**ROYAL LEPAGE**  
 Meadowntowne Realty, Brokerage  
 Independently Owned and Operated



**152 Main St. N. - COMMERCIAL INVESTMENT**  
 This quaint town is growing and so are the investment opportunities. This L-shaped 1.31 acre lot is ideally located on a corner with a school, new subdivision, church and shopping nearby. Municipal services support the permitted uses in the IN-4 Institutional zoning. Permitted uses include nursery, clinic, retirement dwelling, nursing home, religious, school & cultural facilities. Town services are available. Paved road. **\$625,000**



GRAND VALLEY

**140 Coker, ROCKWOOD**  
 Live your dream in this 4 bedroom, 4.5 bath home in a tranquil setting that offers a double garage, sunny rooms with lots of windows, and many extras. This home is close to walking trails, Rockwood Conservation & public schools. This grand 3,600 ft of living space home on a quiet street can not be duplicated for **\$1,249,000**



ROCKWOOD GEM

**00 County Road 10 - NATURE AT ITS BEST**  
 Ideally located just north of Orangeville, this peaceful 11.8 acre parcel of land offers you a little piece of heaven. There is an abundance of flora and fauna using the mixed forest as their playground. A driveway culvert provides access to the paved road. This property is zoned EP-1 and regulated area of NVCA. The buyer will be responsible for site plan applications. Hydro available. Property subject to HST. **\$599,000**



AMARANTH



MEAFORD

**Lot 21 Bayshore Road**  
**2.8 ACRE BUILDING LOT W/HILLTOP VIEWS**  
 This 2.8 acre lot offers a building envelope for you to create your masterpiece. This absolutely stunning property features a meandering river, mature trees, and breathtaking sunsets over Georgian Bay. Building envelope presented west of the riverbank on hilltop plateau. Only minutes from the public dock slip & beaches. Close to Owen Sound in the neighbourhood of estate homes. Paved road. **MLS \$399,000**



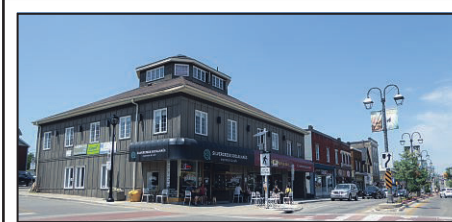
GEORGETOWN

**Commercial Leases**  
**RETAIL AND OFFICE RENTAL SPACE**  
 1) A 1,400 sq. ft ground floor unit offers high visibility on Hwy7 (Guelph St). Finished with tile flooring, office, 2pc bath and rear receiving area. Natural gas & A/C. Available immediately. Not suitable for restaurants or cannabis retailers. \$3,200/month  
 2) A 1,600 sq. ft ground floor unit with great visibility. Stylish finished office space. \$3,000/month Available immediately. Both units are near the high school and Dominion Park.



ERIN

**00 First Line**  
**MOTHER NATURE'S PLAYGROUND**  
 This stunning 41 acre A2 and Core Greenlands property offers approx. 20 acres farmland & 21 acres of mixed forest beside the Speed River. You will need GRCA to approve a site plan & building envelope for any development; simply this property has wildlife and "green acres" for anyone wanting to enjoy nature and the outdoors on this beautiful and environmentally protected land. **\$699,000**



GEORGETOWN

**112 Main St. S. - MIXED USE INVESTMENT OPPORTUNITY**  
 This stately 2.5 storey +/- 7,386 square foot building serves 12 commercial units and 3 residential studio apartments on a prominent corner of Main Street South and Church Street in downtown Georgetown. Tenants enjoy the distinct benefit of being located near the Halton Hills Public Library and John Elliott Theatre. Main Street South is a paved, divided road serving many retail and commercial businesses with sidewalks, and street and public car parking. The GO bus transit services the area with stops off Main Street South and Mill Street. Taxes reflect BIA membership. Net + TMI lease income. Separate hydro & gas meters, and HVAC. Call for more details. **MLS \$2,100,000**

## INCREASING YOUR WEALTH IN COMMERCIAL REAL ESTATE

Since the onset of the COVID-19 pandemic, there has been a dramatic increase in people looking to purchase investment properties. When it comes to diversifying your portfolio, investing in commercial real estate is one of the safest options for those looking to increase their net worth while taking advantage of long-term capital gains and low interest rates. For investors looking to buy property, there are plenty of options for making an income by buying a rental or mixed-use property to help you grow your income. Currently, Canadians are taking advantage of closed borders and the real estate market is seeing an influx of first-time buyers from Canada. However, when the border reopens post-pandemic, the real estate market will see a heightened number of investors from abroad scooping up real estate investment opportunities. When it comes to real estate investing, there has never been a better time. For investors, it's extremely savvy to take advantage of all the opportunities while the border is still closed. If you want to see increased capital, unique homes, and farm properties, get in on the action now while solid investment opportunities are still around. Call or email, Denise Dilbey today!



ROYAL LEPAGE  
**COMMERCIAL**