



**Denise Dilbey** *Your Realtor® for Life*  
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ROYAL LEPAGE  
**DIAMOND AWARD** RLP AWARD WINNING PERFORMANCE SINCE 2004  
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**TIMELESS TREASURE**  
 This semi-detached, 3 bdrm, 2 bath, century style home offers many updates for the ideal family investment in the downtown core. Original rich wood trim, wide baseboards & high ceilings accent the magnificent wide plank wood flooring. The double long lot extends to the next street to offer parking and extension potential. **Exclusive \$649,000**



**MOTHER NATURE'S CALLING**  
 Just a short drive north of Orangeville is where you will find this peaceful and completely treed 11.8 acre parcel of land. The abundance of wildlife and flora offers you a little piece of heaven. A driveway culvert provides access to the paved road. Zoned EP-1 & regulated by NVCA. Hydro available at lot line. Property is subject to HST. Paved road. **MLS \$599,000**



**FOR ROOMS WITH A VIEW**  
 Get ready to build your masterpiece on a stunning 2.8 acre lot overlooking Georgian Bay. This hilltop oasis features a meandering river and towering trees. Only minutes from the public dock slip & beaches. Close to Owen Sound in the neighbourhood of estate homes. Building envelope and survey available. Paved road. **MLS \$399,000**



**QUAINT VILLAGE INVESTMENT**  
 This retail storefront offers an attached 1,750 sq. ft, 3 bedroom, 2 bath home in the heart of Rockwood. High traffic exposure gives you a live and work option or to provide a solid income investment in a growing market within minutes of Milton, Hwy 401 and Guelph. C1 zoning permits many retail uses. **MLS \$649,900**



**RETAIL, OFFICE & RESIDENTIAL RENTALS GEORGETOWN**  
 Various opportunities to conduct business and live with various sized units available for office, commercial and residential uses. Sizes range from 385 to 1,600 square feet, "move-in" ready, to suit many needs and budgets. Many ground-level retail locations with high visibility and professional office space with inclusive leases in a growing community. Various Net + TMI leases.



**LIVE WORK INVESTMENT**  
 Fantastic multi-use commercial & residential investment opportunity right in the heart of Erin Village! Excellent storefront with many options to operate your own business and live upstairs in a great 3 bedroom apartment with a deck-style balcony overlooking the Credit River. Bring your business to the quaint Town of Erin and enjoy interacting with friendly small-town regulars and visitors alike. **MLS \$800,000**



**108-112 Main Street • DOWNTOWN INVESTMENT OPPORTUNITY**  
 This stately 2.5 storey building offers 12 commercial units and 3 residential studio apartments on a prominent corner of Main Street South and Church Street in downtown Georgetown. The GO bus transit services the area with stops off Main Street South and Mill Street. Taxes reflect BIA membership. Net + TMI commercial lease income. Call for more details. **MLS \$2,100,000**

## 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 HALTON HILLS 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**