



**For Sale**



## **Multifamily | Commercial Investment Opportunity**

90-102 Main Street South, 430 Queen Street & 431-437 Tecumseth Street, Newmarket ON





431 Tecumseth Street  
8 Residential

437 Tecumseth Street  
3 Residential

102 Main Street S  
2 Residential | 2 Commercial

430 Queen Street  
3 Residential

96 Main Street S  
6 Residential

90 Main Street S  
4 Residential | 3 Commercial

MAIN STREET SOUTH

QUEEN STREET



# The Opportunity

## 1.21 Acre Mixed-used Property in the Heart of Downtown Newmarket

JLL Capital Markets (“JLL”) has been retained by the Vendor on an exclusive basis to offer for sale 90-102 Main Street South, 430 Queen Street, & 431-437 Tecumseth Street in Newmarket, ON (collectively, the “Property” or the “Site”).

Centrally positioned in the heart of Downtown Newmarket, the Property consists of six (6) buildings featuring twenty-six (26) apartment suites and five (5) commercial units. The Site features 1.21 acres (“AC”) of land within 500 metres of the Newmarket GO Station and is a short walk to the historical commercial district along Main Street.

 <b># OF BUILDINGS</b> Six	 <b>YEAR BUILT</b> 1995	 <b>RESIDENTIAL SUITES</b> 26	 <b>COMMERCIAL SUITES</b> 5
 <b>OCCUPANCY</b> 100%	 <b>STOREYS</b> 2-3	 <b>SITE SIZE</b> 1.21 AC	 <b>PARKING</b> 73 Stalls
 <b>LAUNDRY</b> On Site	 <b>SUITE MIX</b> 18 One-bedroom Suites 8 Two-bedroom Suites 5 Commercial Suites		



18 One-bedroom Suites	■
8 Two-bedroom Suites	■
5 Commercial Suites	■

# Individual Asset Details



**90 Main Street South**

Apartment Suites: 4

Commercial Suites: 3

Suite Mix: 2 one-bedroom suites  
2 two-bedroom suites

Commercial Tenants: Hair Salon & Therapy Clinic



**96 Main Street South**

Apartment Suites: 6

Commercial Suites: 0

Suite Mix: 6 one-bedroom suites



**102 Main Street South**

Apartment Suites: 2

Commercial Suites: 2

Suite Mix: 2 one-bedroom suites

Commercial Tenants: Government Funded Organization



**430 Queen Street**

Apartment Suites: 3

Commercial Suites: 0

Suite Mix: 3 one-bedroom suites



**431 Tecumseth Street**

Apartment Suites: 8

Commercial Suites: 0

Suite Mix: 2 one-bedroom suites  
6 two-bedroom suites



**437 Tecumseth Street**

Apartment Suites: 3

Commercial Suites: 0

Suite Mix: 3 one-bedroom suites

# Investment Highlights



## **Secure Cash Flow**

The Property consists of five (5) commercial storefronts and twenty-six (26) residential apartments, currently 100% occupied, offering secure in-place cash flow and attractive returns.



## **Potential Rental Upside**

Current average residential rents are 37% below market, presenting an opportunity to increase revenue as suites turn over.



## **Newmarket, A Dynamic & Growing Community**

Situated in Downtown Newmarket, a fast-growing community, with easy access to various amenities.



## **Transit-Oriented**

The Site location offers excellent transit connectivity, located just 500M from the Newmarket GO Station.



## **Re-Development Potential**

The 1.2-acre site in the heart of Newmarket offers significant long-term redevelopment potential.





Yonge Street



**The Property**

Main Street

**HWY 404**  
(3.7KM)



# Local Area

## The Newmarket GO station

Situated just 500M away, provides convenient access to Downtown Toronto.

## Charming Streets of Downtown Newmarket

Located south of the Property are the charming streets of Downtown Newmarket. In line with the historic architecture, the streets are filled with locally owned restaurants, independent boutiques, hotels, and theatres.

## Fairy Lake Park

Next to Downtown Newmarket is Fairy Lake Park, featuring trails, picnic areas, and a pond, allowing families to gather on weekends to relax and enjoy the many local events and festivals in the community.

## Upper Canada Mall

Located 2KM to the west from the Property is Upper Canada Mall, a shopping center with over 250 retailers, providing residents with a destination for their everyday shopping needs.





### **Free & Clear**

The Property will be offered for sale free and clear of existing financing.

### **Offering Process**

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

**All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor:**

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\*Sales Representative