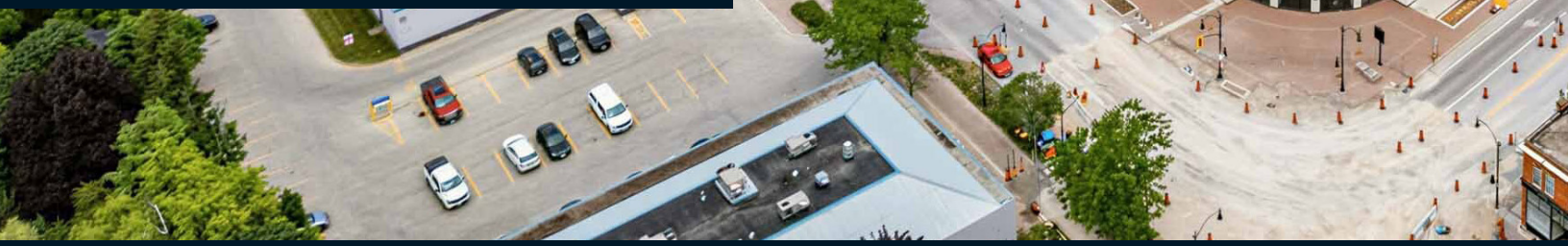
PRIME DOWNTOWN LOCATION

Retail For Lease

1 HUME STREET - COLLINGWOOD ONTARIO

Monaco Life Condominium

Unit 102B



ALEXANDRA GODWIN*
Senior Associate
+1 647 982 8798
Alexandra.Godwin@jll.com

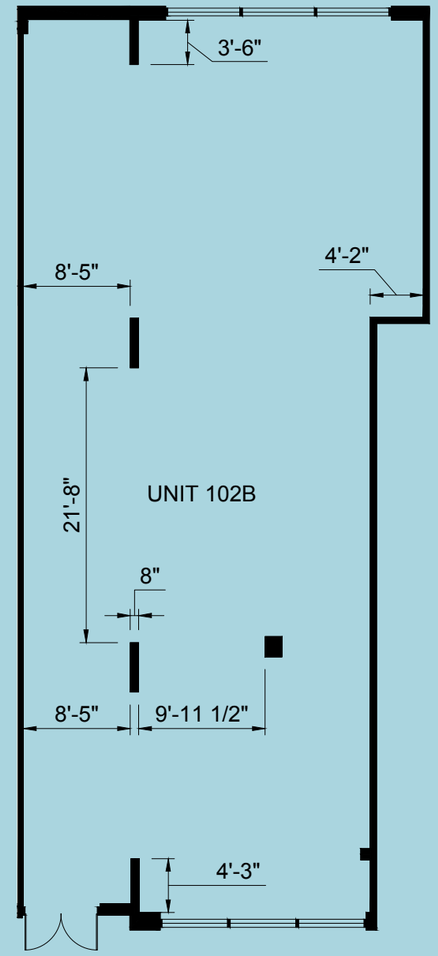
RUSSELL GODWIN*
Senior Vice President
+1 416 391 6960
Russell.Godwin@jll.com

Property Highlights

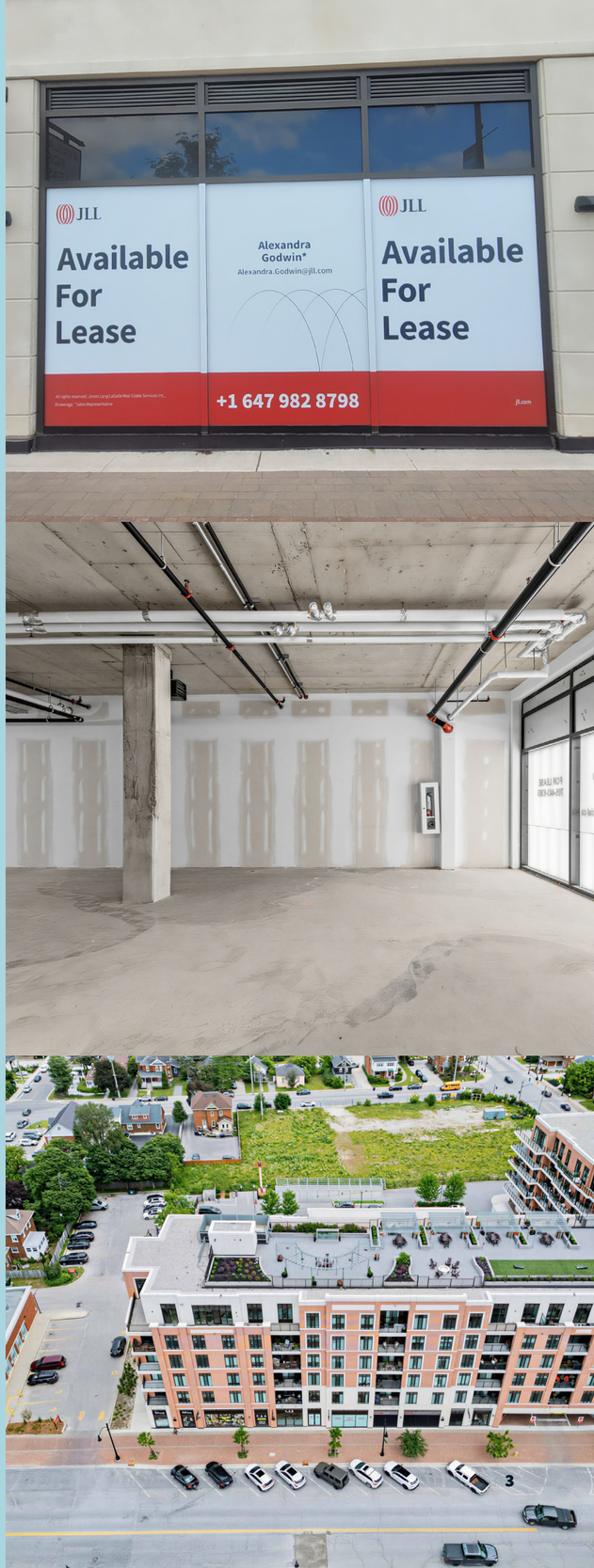
NET RENT	$35.00 PSF	**LEASABLE AREA**	Approximately 2,112 sq. ft
ADDITIONAL RENT	$14.00 (est. 2026)	**PARKING**	51 dedicated commercial spaces plus 14 shared commercial/ residential spaces
ZONING	C1-7	**CEILING HEIGHT**	Up to 12 ft.

- **Prime Heritage Downtown Location** - Situated at the corner of Hurontario and Hume Street in Collingwood's first Heritage Conservation District, offering maximum visibility and prestigious address.
- **Exceptional Visibility** - Hurontario Street facing unit with expansive display windows at a high-traffic, signaled corner intersection.
- **Landmark Building** - Part of Monaco Condominiums, the only luxury condominium development in Heritage Downtown Collingwood with 125 residential suites (fully sold out and occupied).
- **Strong Tenant Mix** - Join established neighbors including CIBC, Wood Gundy, Grant Thornton, Gordon's Market & Café, The Bone & Biscuit Co., and The Insurance Store in this 90% + leased property.
- **Premium Amenities** - Professionally landscaped frontage and courtyard, nearby public transit, ample commercial parking, and barrier-free accessibility.
- **Affluent Customer Base** - Direct access to 125 luxury condominium residents (largest age demographic 45-60+) plus year-round foot traffic from locals and tourists.

Floor Plan



HURONTARIO STREET ACCESS



About Collingwood

Nestled beneath the pristine Blue Mountain, part of the UNESCO-recognized Niagara Escarpment, Collingwood offers unparalleled natural beauty on the shores of Nottawasaga Bay at the southern point of Georgian Bay. Located just 90 minutes from Toronto via Highways 24 and 26, this vibrant four-season destination seamlessly blends historic charm with contemporary energy.

As Ontario's first Heritage Conservation District, downtown Collingwood features a picture-perfect main street lined with diverse restaurants, independently owned boutiques, art galleries, and theatres. The waterfront boardwalk provides uninterrupted bay views, while year-round hiking and skiing trails attract visitors and locals alike.

Collingwood has evolved beyond its ski resort roots into one of Canada's most desirable communities, recognized for its exceptional quality of life and thriving business environment. This premier destination draws steady foot traffic throughout all seasons, creating an ideal location for businesses seeking a dynamic, prosperous market.

AWARD-WINNING COMMUNITY

- **Best Small Town in Ontario**
- **One of Canada's 25 Best Places to Live**
- **Most Beautiful Town in Canada**
- **Best Place to Start a Business in Ontario**
- **Most Business-Friendly Town**

Demographics

POPULATION	24,811
PLANNED POPULATION GROWTH	4,835
AVG. HOUSEHOLD INCOME	$100,000
AVERAGE AGE	46

Location Overview

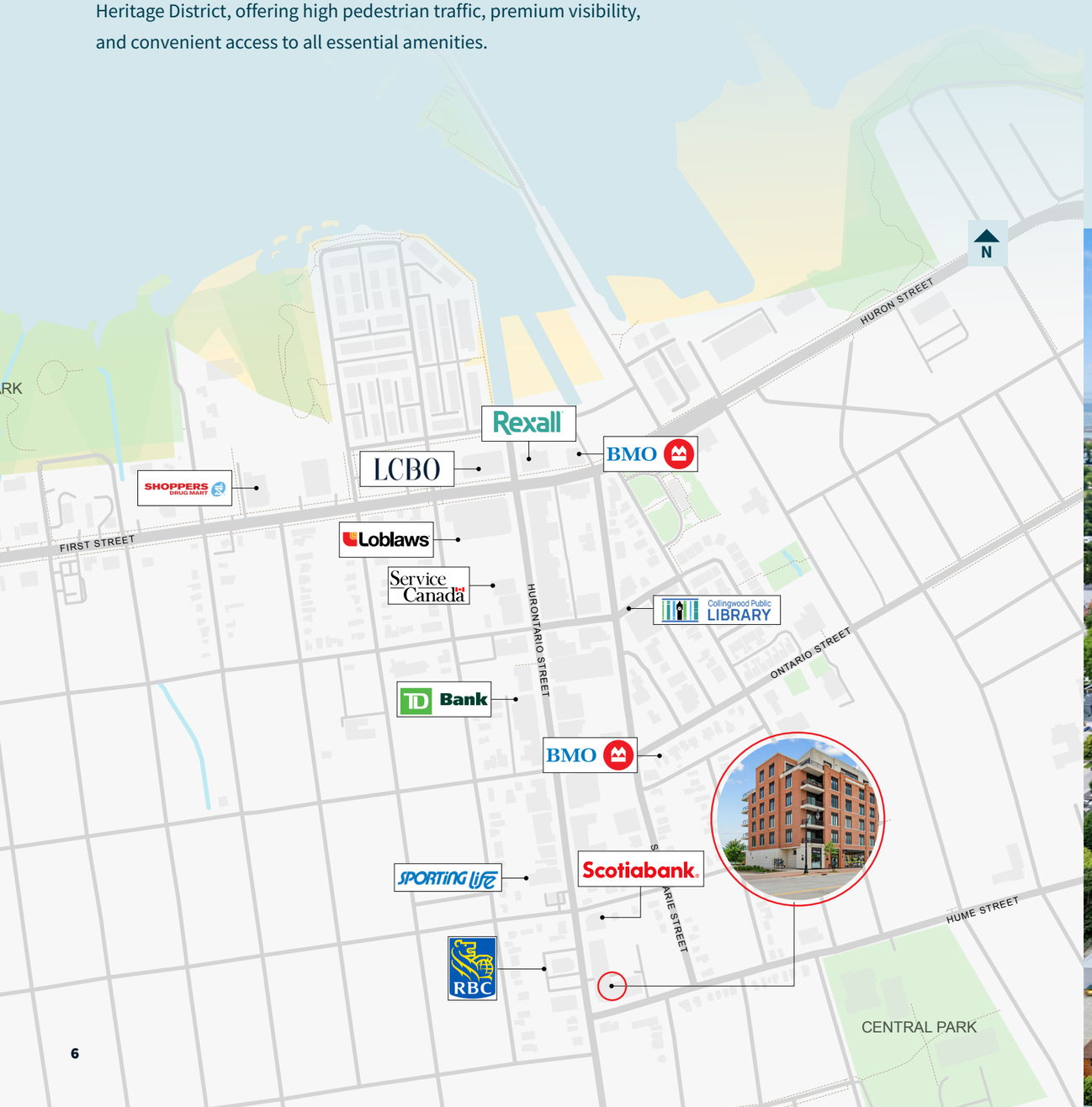
The Property boasts a strategic location in downtown Collingwood's Heritage District, offering high pedestrian traffic, premium visibility, and convenient access to all essential amenities.

TORONTO:
90 minutes via Highways 24 & 26

BLUE MOUNTAIN RESORT:
10 minutes

GEORGIAN BAY:
5 minutes

BARRIE:
45 minutes



ALEXANDRA GODWIN*
Senior Associate
+1 647 982 8798
Alexandra.Godwin@jll.com

RUSSELL GODWIN*
Senior Vice President
+1 416 391 6960
Russell.Godwin@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2026 Jones Lang LaSalle IP, Inc. All rights reserved. *Sales Representative.