



# GATEWAY MARKET

Franchise Opportunities  
Ontario

# Brand & Customer Loyalty

**Gateway Market Canada has been in business for over 30 years.**

**Our extensive store network caters to the daily convenience needs of millions of transit commuters and consumers in premium locations, including high-rise office towers, high-traffic shopping malls, vibrant university campuses, modern condominium buildings, and lively urban neighborhoods.**

**We understand that consumer needs and desires are constantly evolving, and that's why we offer a diverse product mix encompassing groceries, beverages, snacks, prepared foods, better-for-you categories, everyday essentials, lottery, and tobacco.**



## "Join Our Gateway Market Family Today"

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# The Gateway Experience

We are a recognized and reputable convenience retail franchisor specializing in:

**Franchise Sales**

**Franchise  
Management**

**Real Estate**

Your franchise will include professional support in:

**Store Design**

**Store  
Operations**

**Merchandising**

**Marketing**

**Digital Media**

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# Royalty & Franchise Fees

**General Merchandise  
&  
Tobacco  
3.5%**

**Lottery  
Commissions  
10%**

**Franchise Fee  
\$30K**

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# Available Locations





# York University Student Centre – 4700 Keele St – **INQUIRE TODAY!**

## Property Highlights

**Rare Franchise Opportunity – DO NOT MISS!!**

### Why York University?

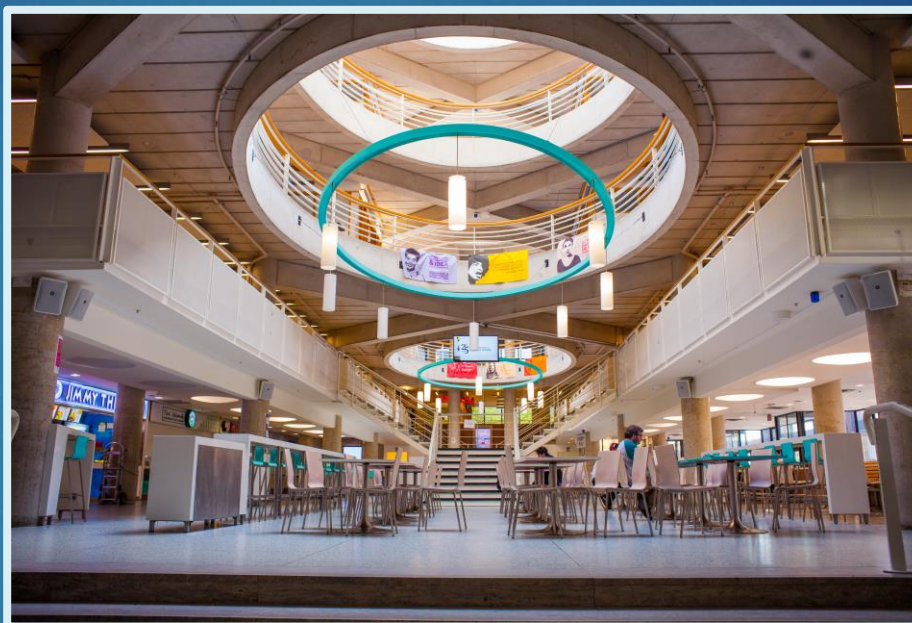
🎓 **55,000+ Students** – One of Canada's largest universities

👥 **7,000+ Faculty and Staff** on campus

🌐 **Extremely Diverse** – Students from over **178 countries**

🚗 **Transit Hub** – Steps from TTC subway, GO Transit, and regional buses, increasing daily visitor flow

📺 **Student Centre Footfall** – Thousands of students pass through daily for meals, socializing, and essentials



- ✓ Timing: **Immediate**
- ✓ Size: approx. 252 sq ft
- ✓ Term: 5 Year renewal
- ✓ Monthly Current Rent: \$2,076.69 incl TMI excl Utilities and HST
- ✓ Monthly Renewal Rent: TBC
- ✓ Renewal Fee: \$25,000

**\$25,000 – 35,000\***

- Construction & Equipment estimate varies by size & space condition
- Inventory estimate \$15,000 – 35,000; varies by store size and categories
- Tobacco is not permitted to be sold within the University



# Erin Mills Town Centre, Mississauga, ON – 5100 Erin Mills Pkwy

## Property Highlights

Erin Mills Town Centre provides an upscale shopping environment in the heart of Mississauga, catering to a dynamic family market comprised of 255,422 households, with an average income of \$116.0k, far above the Canadian average household income of \$79.0k. The majority of the market consists of families, with an average age of 35 years within the suburban areas of west Mississauga, Milton and Oakville.

The mall can be accessed from highways 401, 403, and 407.

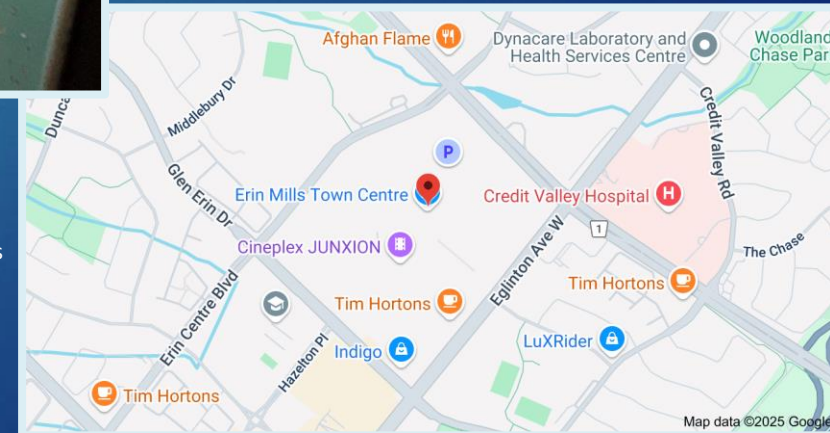
Over **175,000 potential customers weekly** will be exposed to your product, which will contribute to the success of your business.



**\$10,000 – 15,000\***

- Construction & Equipment estimate varies by size & space condition
- Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 550 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,179.17 incl TMI excl Utilities and HST





# Bayshore Shopping Centre – 100 Bayshore Dr, Ottawa, ON

## Property Highlights

Bayshore Shopping Centre is the National Capital Region's premier shopping destination, with a strong tenant mix and ideal geographic location. Situated in the rapidly growing western portion of the Ottawa-Gatineau area, Bayshore is a super-regional centre, home to over 170 stylish retailers over three levels.

In 2016, Bayshore completed a major redevelopment and expansion project, which included 340,000 square feet of additional retail space, 30 new stores, a newly relocated and expanded food court, enhanced Guest Services, as well as extensive interior and exterior renovations and upgrades.

Three new five-level structures contribute to the centre's offering of 4,000 complimentary parking spaces.

Bayshore is easily accessible by Hwy 416 and 417, Richmond Road, and public transit, Bayshore Shopping Centre is visited by nearly 8 million customers per year.

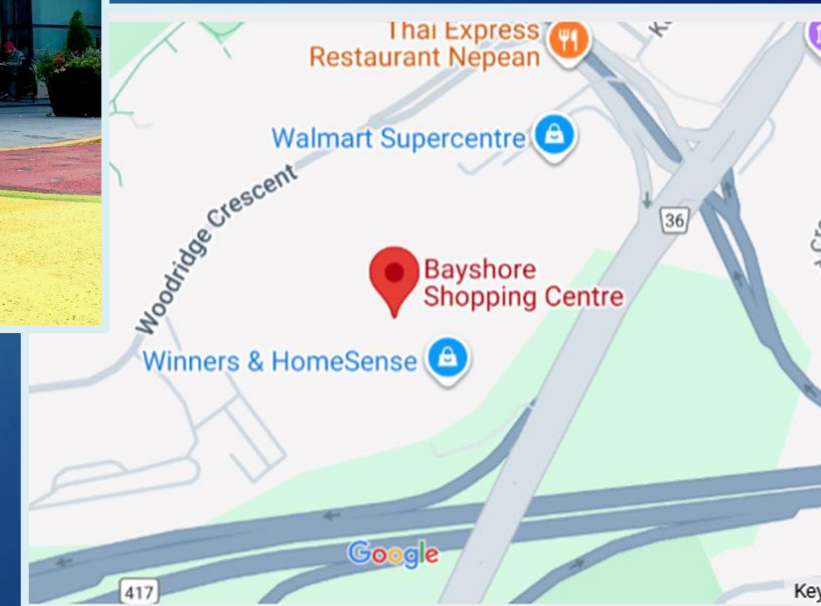
[gatewaymarket.ca](http://gatewaymarket.ca)



**\$10,000 – 20,000\***

- Construction & Equipment estimate varies by size & space condition
- Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 509 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,233.79 incl TMI excl Utilities and HST





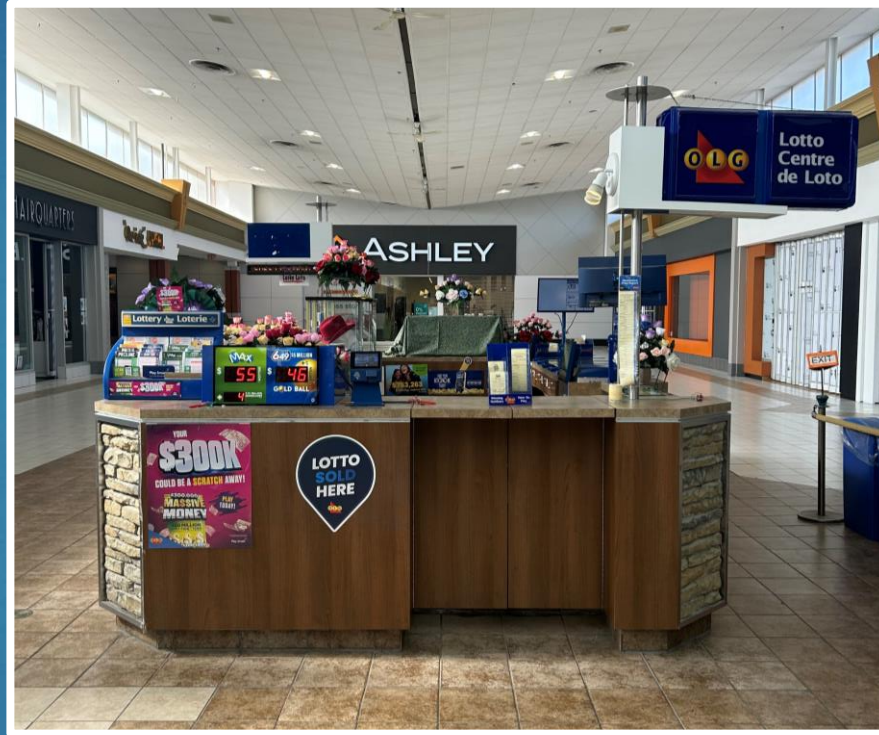
# Fairview Mall, St. Catharines, ON – 285 Geneva St. – **HOT DEAL!**

## Property Highlights

Fairview Mall in St.Catherines

Located Off the south shores of Lake Ontario in the largest Niagara region and urban core, is the city of St. Catharines. Known as “The Garden City”, this beautiful place is home to Fairview Mall. With over 50 shops to choose from, including anchoring stores Zehrs Markets, Winners, Food Basics, Chapters, and Staples, Fairview Mall is a favourable shopping destination.

Ideally located along the major Ontario highway, Queen Elizabeth Way, Fairview welcomes a high traffic count and walk score.



**\$10,000 – 30,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 150 sq ft (kiosk)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,826.38 incl TMI excl Utilities and HST



# Thomson Building – 65 Queen St. W, Toronto, ON

## Property Highlights

### A Timeless Legacy in Toronto's Financial District

Thomson Building in downtown Toronto's financial core is a testament to Toronto's past and present. Located at the southwest corner of Queen St W and Bay St, the Thomson Building stands on the former site of what is regarded as one of the city's first skyscrapers, the Temple Building, which opened in 1895. Rebuilt in 1970 and officially named after the influential Thomson family, its storied past as a cornerstone of the city's financial and commercial hub makes it a prestigious address steeped in history and poised for the future.

As one of the 75 buildings connected to Toronto's downtown underground pedestrian walkway, the PATH, it is right on the pulse of the city. Seize the opportunities of a centralized location with high foot traffic in a building that is a testament to enduring success at 65 Queen Street West.

Contact us for more information and to receive a copy of this property brochure.



**\$30,000 – 50,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 139 sq ft (Suite 080B)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$1,080.26 incl TMI excl Utilities and HST





# Georgian Mall, 509 Bayfield St., Barrie, ON

## Property Highlights

### Georgian Mall

Remarkable opportunity in one of Canada's fastest growing communities and largest mall in Barrie!

It is located at the intersection of Bayfield Street and Livingstone Street E. in Barrie. This enclosed shopping centre offers an impressive tenant mix including 158 retail units totaling 601,755 sq. ft. There is abundant parking, 20 food and dining options and community services including dental and optical.

The City of Barrie transit pick up and drop off shelters are also on site.



**\$30,000 – 80,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 361 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$3,730.33 incl TMI excl Utilities and HST





# 3472 Keele St, Toronto, ON (NWC of Keele & Grandravine Dr.)

## Property Highlights

### Prime Location Alert!

- Established customer base driving traffic
- Fully built out “as is” location featuring new flooring and a renovated washroom
- Most fixtures and equipment are already in place
- Prominent exposure on a busy street, maximizing visibility
- Designed to operate as a full-service convenience store, grocery, and market, including the sale of beer, wine, and single-serve options
- Three floors of fully occupied residential space above, adding to foot traffic
- The plaza has a diverse mix of tenants, including a dentist, hair salon, nail salon, café, and pharmacy
- Ground floor retail is part of a 4-storey residential building

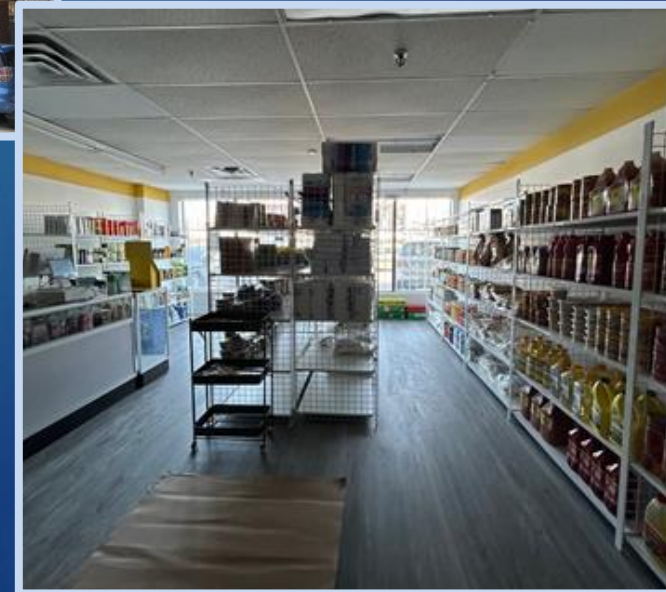


**\$50,000 - 75,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1165 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$3,234.82 incl TMI excl Utilities and HST



# 13 Church St, Toronto, ON (Front & Church)

## Property Highlights

The area is known for its iconic brick-and-beam buildings and restaurant-lined streets.

Adjacent to the Financial Core, this area benefits from both the office and residential density; well positioned in a vibrant and historic neighborhood that draws a wide mix of residents and tourists.

- Located in the heart of St. Lawrence Market
- Inline unit with frontage onto Church St
- Built out washroom in the unit
- Nearby tenants include LCBO, Winners, Fresh Restaurant and the St Lawrence Market

The space has previously operated as a convenience store and has been left as is, with all products removed but the fixtures intact. It includes cigarette holders and displays behind the counter, along with existing fridges.

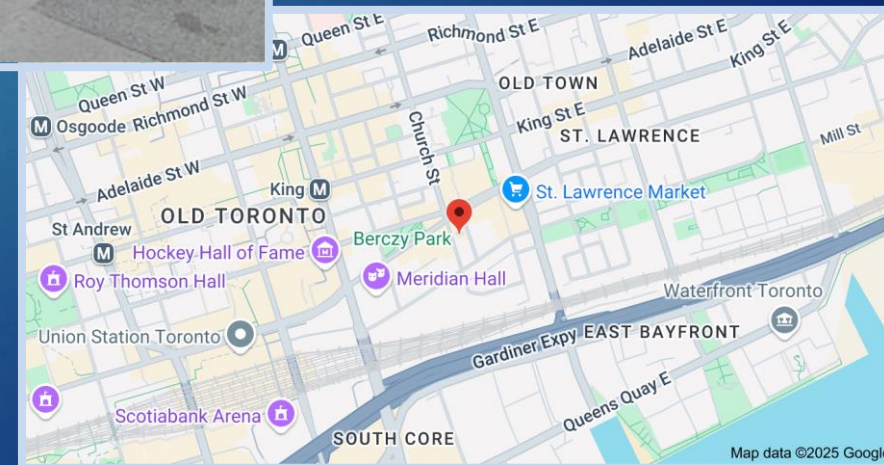


**\$75,000 – 100,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 764 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$4,473.86 incl TMI excl Utilities and HST





# Oakville Place, 240 Leighland Ave., Oakville, ON

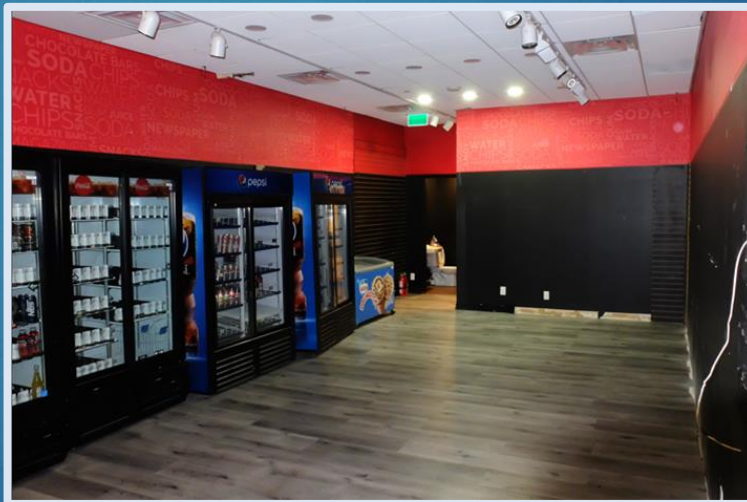
## Property Highlights

### Oakville Place

Oakville Place is a fantastic location for running a business due to its prime positioning within the affluent Oakville community, attracting a high-income customer base. It's a well-established shopping center, creating significant foot traffic and visibility.

Located at the highly visible intersection of Queen Elizabeth Way and Trafalgar Road.

This recently renovated enclosed shopping centre offers an impressive tenant mix of over 100 retailers.

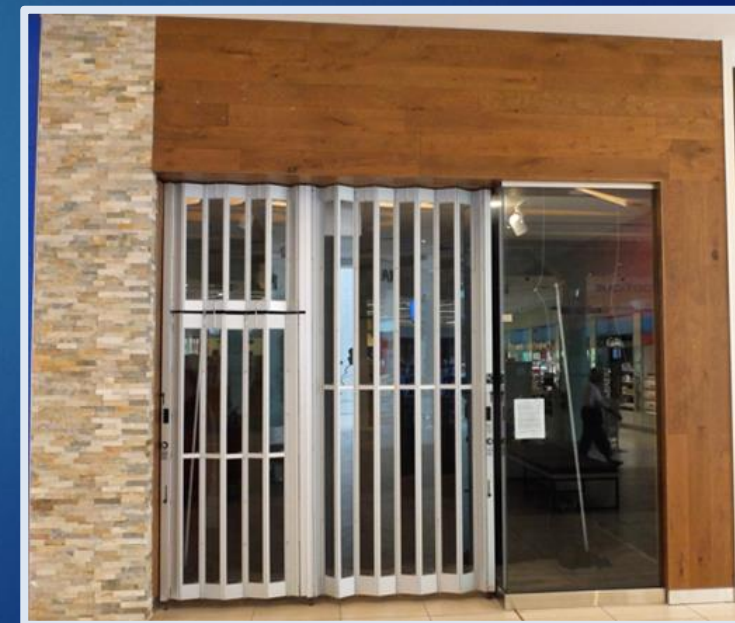


**\$75,000 – 120,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 712 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,913.16 incl TMI excl Utilities and HST





# Lindsay Square Mall – 401 Kent Street West, Lindsay, ON

## Property Highlights

Lindsay Square Mall is a 191,000 Sq. Ft. enclosed mall in the Town of Lindsay, situated within the City of Kawartha Lakes, which has a population base of 73,000. Strategically located in the busy retail hub of Lindsay, the site boasts numerous national tenants such as Rexall, SportChek, Planet Fitness, Winners, and many more. Shadow anchored by Canadian Tire, LCBO, Loblaw's, Tim Horton's and The Beer Store. With ample surface parking and easy access directly off Kent Street, Lindsay Square Mall is a great opportunity for a Gateway Market to add to the wonderful amenities it has to offer.

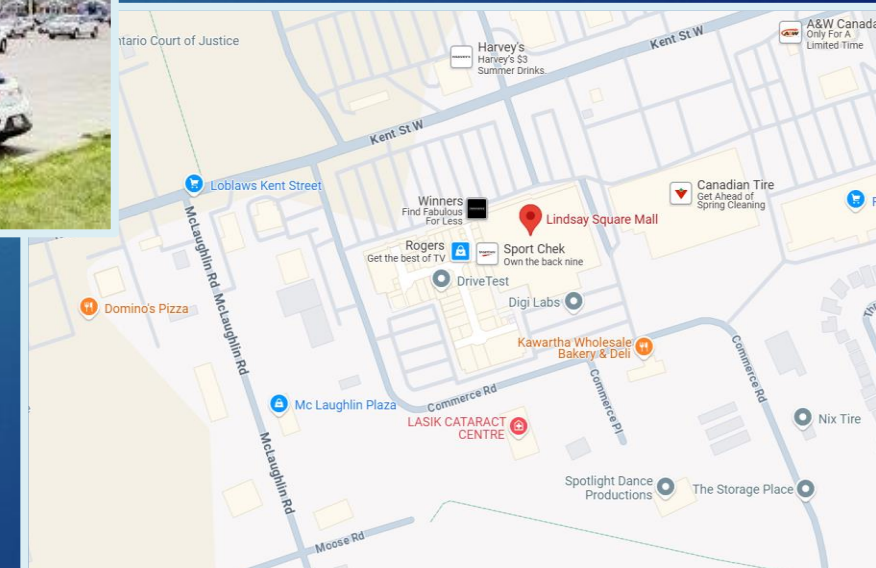


**\$75,000 – 150,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 402 or 619 options
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$1,888.06 (402 sf) or \$2,907.24 (619 sf) incl TMI excl Utilities and HST



# Whitby Mall, 1615 Dundas St E, Whitby, ON

## Property Highlights

Exciting Durham region opportunity!

In the rapidly growing town of Whitby, just east of Toronto, is a vibrant enclosed shopping centre, Whitby Mall. Spanning over 394,000 sf, this mixed-use centre features retail on the main level and offices above.

This retail destination is grocery anchored and is complimented by ample parking and a variety of amenities and services.

Ideally situated adjacent to our Thickson Place centre, the synergy of these two centres provides convenient shopping for all neighborhood residents.



**\$100,000 – 150,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1018 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,986.98 incl TMI excl Utilities and HST





# 525 University Ave., (Downtown) Toronto, ON

## DEAL TERMS IN HAND!!

### Property Highlights

**The Neighbourhood:** 525 University Avenue is located in an established retail corridor in the heart of the **Discovery District**.

This area benefits from ample hospital, residential and office traffic.

A great location for the next Gateway Market franchise opportunity; an inline unit with frontage on Elm St. The store will be accessible from interior and exterior entrances.

Book your visit to this location today!

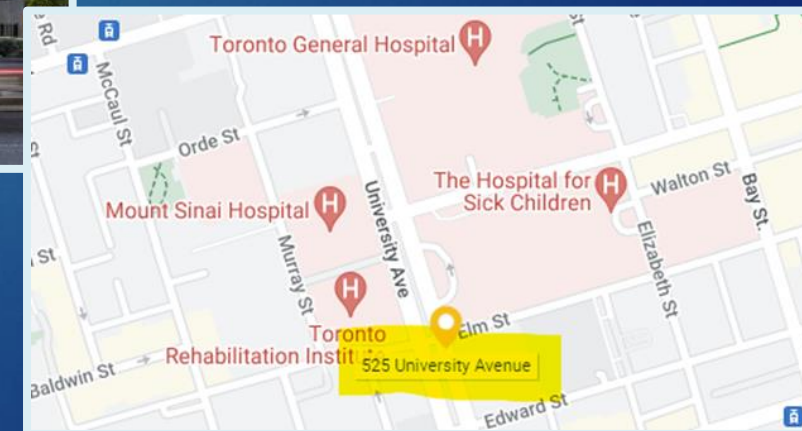


**\$100,000 – 170,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 893 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$4,708.35 incl TMI excl Utilities and HST
- ✓ **Tenant Allowance: \$25/sq ft**





# Stratford Mall – 1067 Ontario St, Stratford, ON

## Property Highlights

Stratford Mall presents a prime lease opportunity for a nationally recognized convenience store franchise. With a strong tenant mix, steady customer flow, and proximity to residential neighborhoods, this location is ideal for capturing both destination shoppers and daily commuters.

The Mall is 265,000 square feet of Class A retail space, with more than 720 Free on-site parking spaces. Located only 30 minutes from Kitchener-Waterloo, Stratford has high year-round tourism and increased seasonal visitation.

### Why Stratford Mall?

**High-Traffic Location:** Benefit from both mall visitors and surrounding community traffic, with thousands of potential customers passing through daily.

**Built-In Customer Base:** Co-tenancy with major retailers and dining options drives consistent, repeat foot traffic.

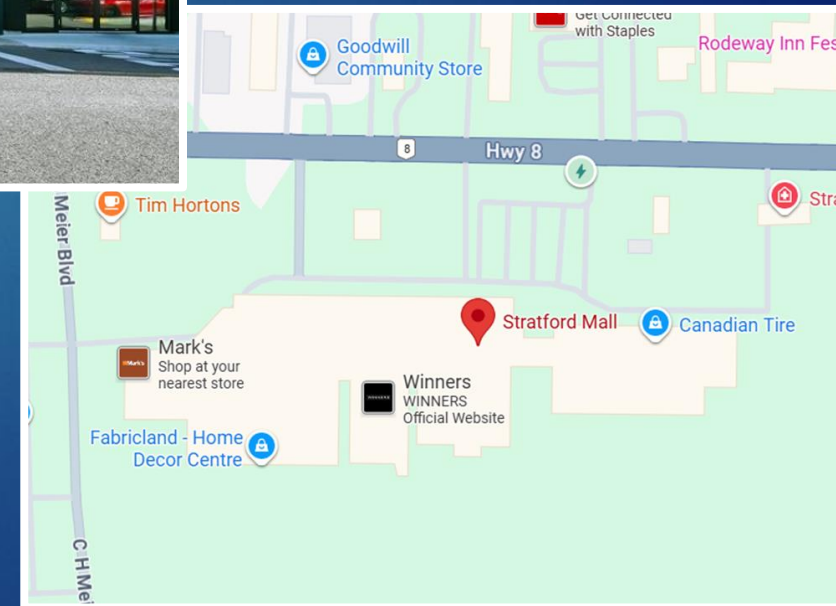
**Strong Local Demographics:** Located in a densely populated, family-oriented area with a demand for quick, accessible convenience options.



**\$150,000 – 175,000\***

- Construction & Equipment estimate varies by size & space condition
- Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 602 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,508.33 incl TMI excl Utilities and HST



# 2614 Yonge St, Toronto, ON

## Property Highlights

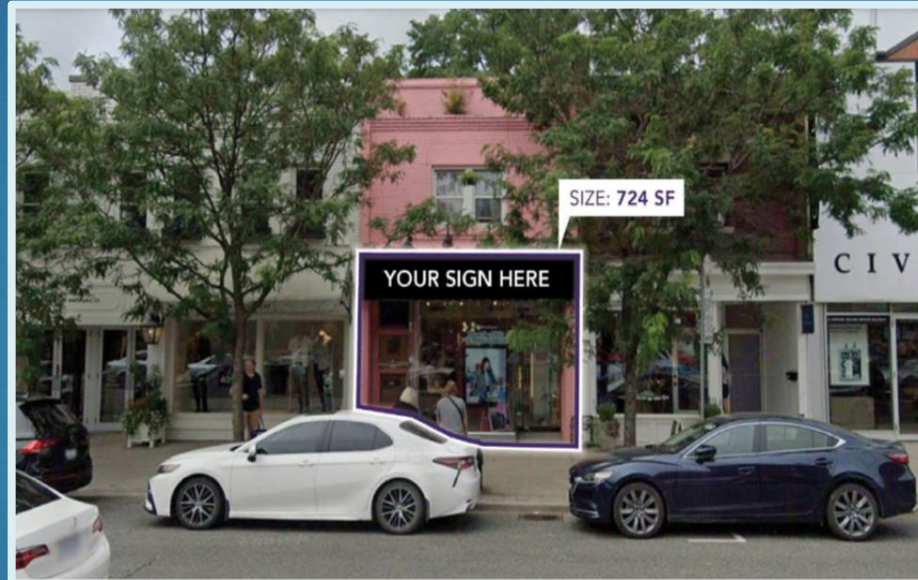
This 724 sq. ft. retail space offers an excellent opportunity for businesses seeking a high visibility address along one of Toronto's most active retail corridors.

Situated between Eglinton Ave and Lawrence Ave, this location benefits from a vibrant commercial setting filled with boutiques, restaurants, and service providers, attracting consistent patronage from local residents and visitors alike.

Its proximity to public transit further enhances accessibility, making it an ideal choice for diverse retail concepts.

Contact us for more information and to receive a copy of this property brochure.

[gatewaymarket.ca](https://gatewaymarket.ca)

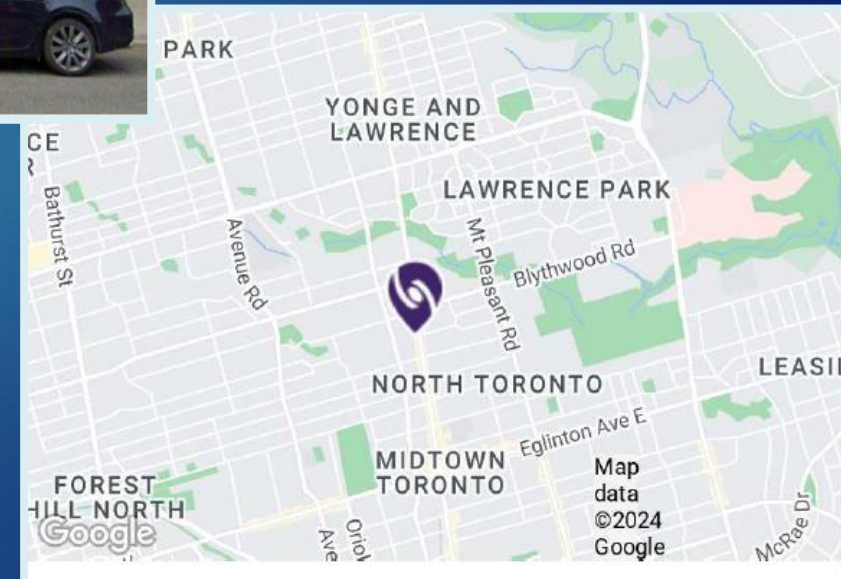


**\$145,000 – 190,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 724 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$6,525.05 incl TMI excl Utilities and HST





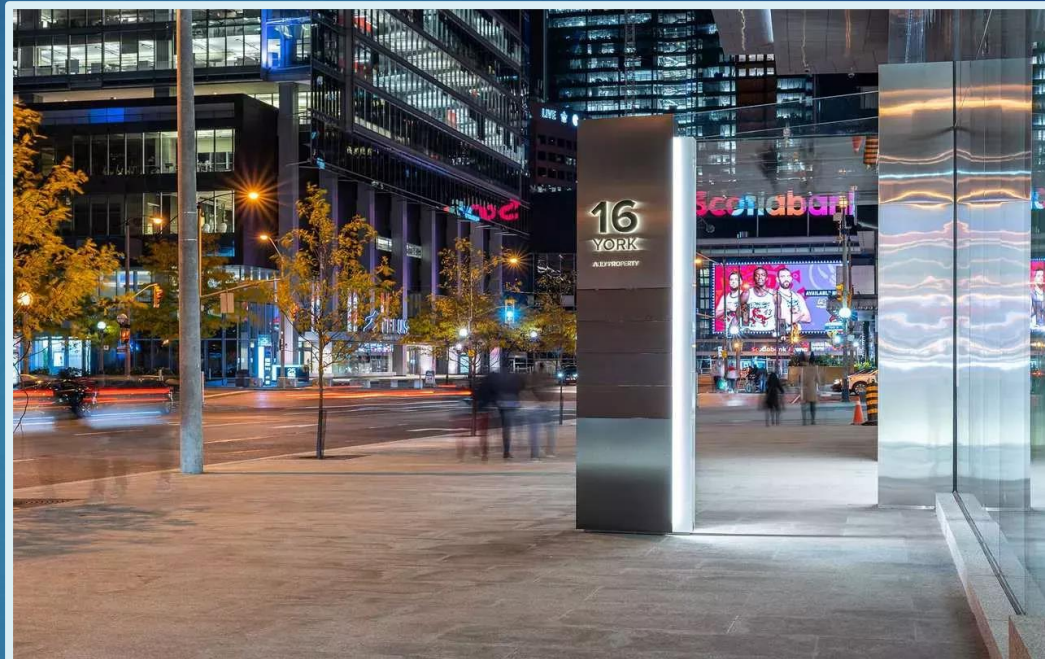
# 16 York St, Toronto, ON

## Property Highlights

16 York, situated at one of downtown Toronto's most visible and strategic corners, is conveniently connected to the City's underground PATH network via neighbouring Maple Leaf Square. Its connection to the City's underground PATH network provides tenants with convenient year-round access to an abundance of transit and amenity options.

16 York is surrounded by one of Canada's most dynamic and prosperous communities. In addition, it is just a short walk to some of Canada's most in-demand entertainment venues and events.

An excellent opportunity awaits you to make this the next Gateway convenience franchise to service and satisfy the 24/7 demands of the growing residential and office populations.

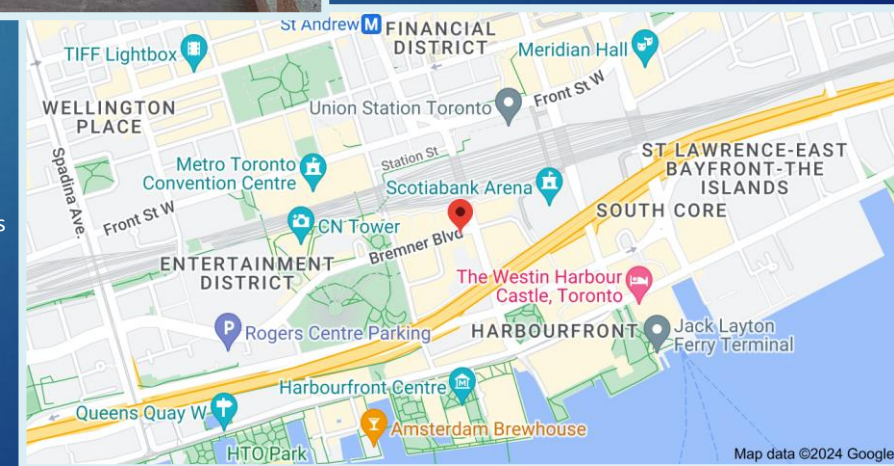


- ✓ Timing: **Immediate**
- ✓ Size: approx. 468 sq ft
- ✓ Term: 7 Years
- ✓ Monthly Rent: \$3,400 incl TMI excl Utilities and HST

**\$145,000 – 190,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories





# The Shops at Pickering Centre – 1355 Kingston Rd, Pickering, ON

## Property Highlights

The Shops at Pickering City Center is your unique opportunity to get in at the “ground floor” of one of the largest masterplan communities in Canada. Join a growing list of national retailers and become a cornerstone of the new downtown Pickering. With 10+ mixed-use towers and 6,000+ new residences coming to Pickering City Centre, retailers will have immediate access to 10,000+ future customers.

### Highlights:

- The City of Pickering's current population stands at 100,000 people and is expected to grow by over 50% over the next 15 years.
- The population consists predominantly of young families with an average household income of \$135K.
- Direct access to the Pickering GO station via an enclosed bridge driving over 3.5 million customers to The Shops at Pickering City Center annually.
- The Shops at Pickering City Center offers shoppers abundant free ground level parking, giving shoppers the convenience to shop and dine without hassle.



**\$145,000 – 190,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: Immediate
- ✓ Size: approx. 444 sq ft (Unit 70)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,000 incl TMI excl Utilities and HST



# Simcoe Town Centre, 150 West St, Simcoe, ON

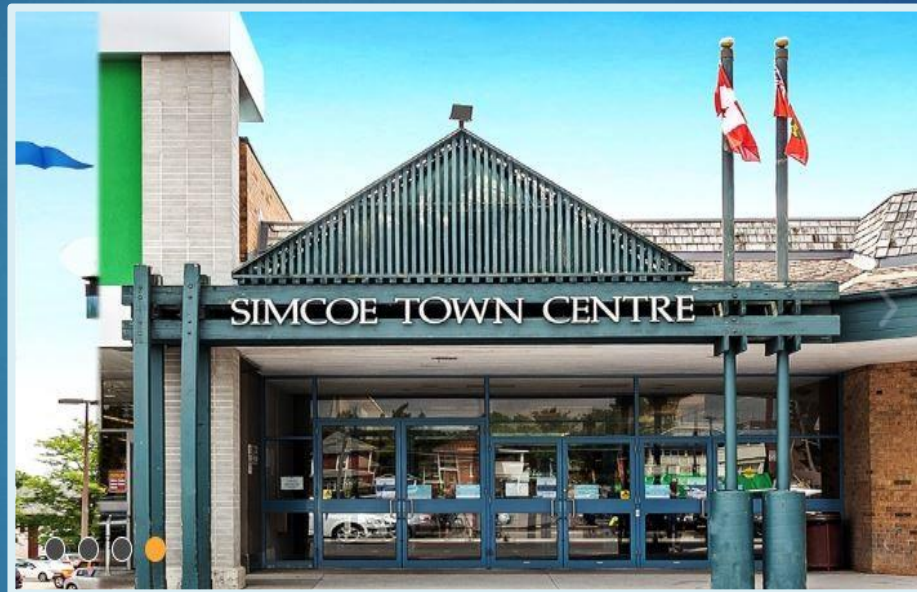
## Property Highlights

Simcoe Town Centre serves the primary market trade area of the Southwestern Ontario Town of Simcoe which is located on the beautiful north shore of Lake Erie. As the largest enclosed urban centre in Norfolk, Simcoe Town Centre also serves a very large secondary market.

Simcoe Town Centre is anchored by a recently renovated Food Basics and Giant Tiger. Other national tenants include Ardene, Bell, CBI Health, EasyHome, Northern Reflections and Reitmans.

With ample surface parking and easy access directly off of West Street, Simcoe Town Centre can accommodate a variety of different uses.

Contact us for more information and to receive a copy of this property brochure.

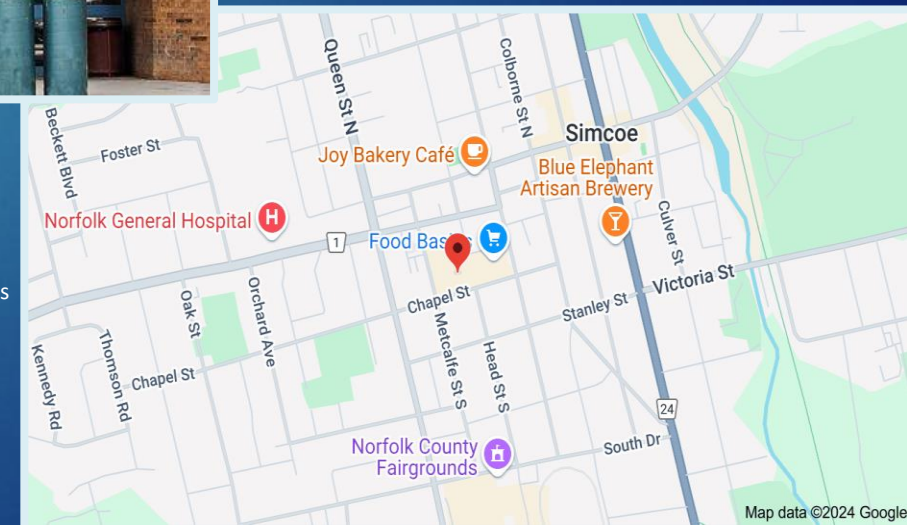


**\$145,000 – 190,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 397 sq ft (Unit #148)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$879.02 incl TMI excl Utilities and HST





# Lime Ridge Mall – 999 Upper Wentworth St, Hamilton, ON

## Property Highlights

Lime Ridge Mall is Hamilton's premier shopping destination and is the largest mall complex in the city. The 650,000-square-foot super-regional shopping centre offers over 170 stores with premier shopping, dining and entertainment experiences.

Easy access via Highway 403 and Lincoln M. Alexander Parkway, GO Train and Hamilton Street Railway.

McMaster University and Mohawk College account for almost 60,000 full-time and part-time students, all within a 15-minute commute.

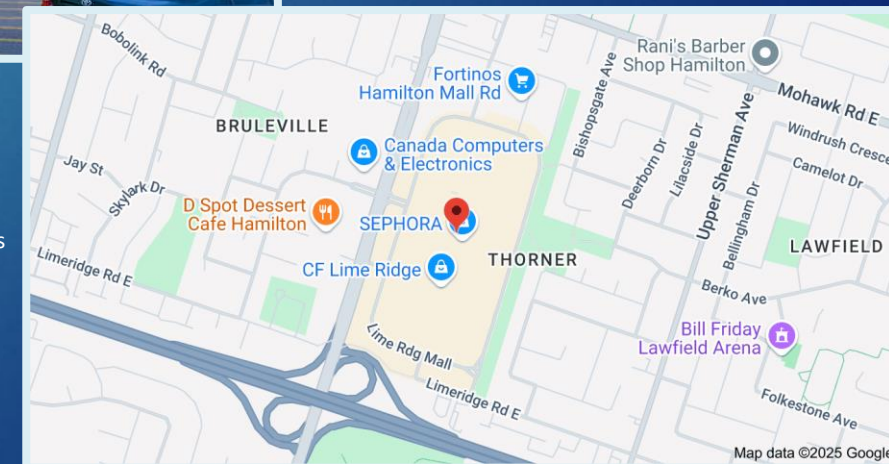


**\$150,000 – 200,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 509 sq ft
- ✓ Term: 10 Years (will propose 5 years + option)
- ✓ Monthly Rent: \$5,302.08 incl TMI excl Utilities and HST



# The Grand Trios - 90 Starwood Drive, Guelph, ON

## Property Highlights

### The Grand Trios

Guelph's latest luxury apartment development, The Grand Trios.

Located in the Grange Hill East community, the development offers 3 commercial units for lease ranging in size from 989 sq. ft. to 1,939 sq. ft., ideal for small professional service or retail tenants.

The units offer great exposure and a professional look.

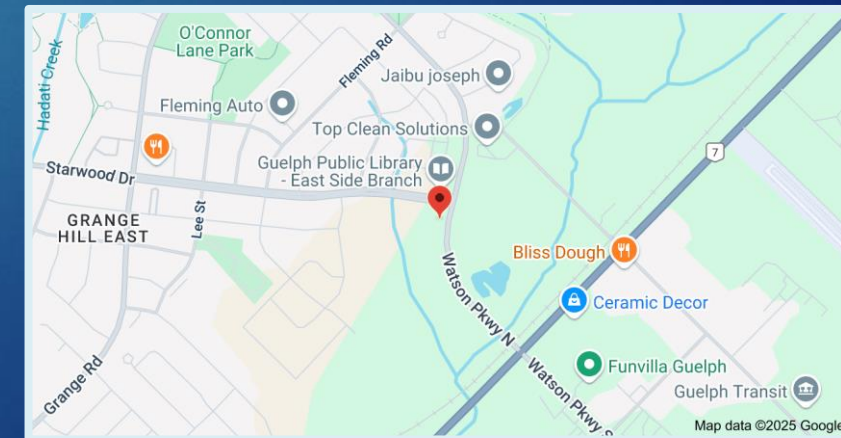
The development consists of 405 modern apartment units spanning 3 towers with a shared podium and 6 townhouse units.



- ✓ Timing: **Immediate**
- ✓ Size: approx. 1075 sq ft (unit 2)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,508.35 incl TMI excl Utilities and HST

**\$180,000 – 220,000\***

- Construction & Equipment estimate varies by size & space condition
- Inventory estimate \$15,000 – 35,000; varies by store size and categories





# 2363 Danforth Ave., Unit 5, Toronto, ON

## Property Highlights

### Danforth Village

Located in the heart and vibrancy of Danforth Village. Home to charming family neighbourhoods, greenery, and culture, this highly-coveted area has experienced significant growth.

The Danny has over 140 occupied units and benefits from maximum exposure along Danforth and a well positioned tenant mix supported by locals and surrounding areas including The Upper Beaches, The Beaches, Leslieville and Scarborough.



**\$145,000-\$210,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 589 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$3,681.25  
incl TMI excl Utilities and HST



# King William – 51 King St. E., Hamilton, ON

## Property Highlights

Experience the pinnacle of urban retail at the King William, nestled in the heart of downtown Hamilton along King Street East and trendy King William Street. These modern retail units offer an unparalleled opportunity to tap into a vibrant, high-traffic locale. With cutting-edge design, high-end finishes, and flexible layouts, the retail spaces are primed to showcase your business's unique charm.

The King William is located minutes away from major transit hubs including Hamilton Go Centre and the future Hamilton light rail transit (LRT).

Immerse your Gateway franchise in an engaging environment where commerce and community meet, ensuring maximum visibility and growth potential. Don't miss out on this opportunity to secure your spot in one of Ontario's busiest retail hubs.

[gatewaymarket.ca](https://gatewaymarket.ca)

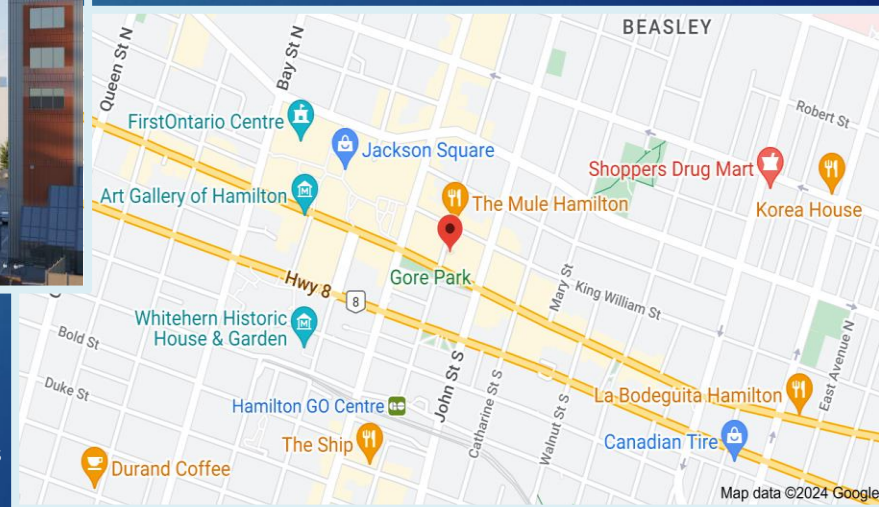


**\$145,000 – 210,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 680 sq ft (unit 2)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$2,550 incl TMI excl Utilities and HST.





# Station Park (Downtown) – 5 Wellington St. S, Kitchener, ON

## Property Highlights

Station Park in Kitchener, Ontario, epitomizes modern urban living, offering an array of upscale amenities that elevate the resident experience. Situated strategically near Kitchener's downtown core, Station Park ensures easy access to local shops, dining, and entertainment, creating a dynamic and connected living experience for professionals, individuals, and those seeking the best of urban living in Kitchener.

The upcoming area of Midtown is located in between Downtown Kitchener and Uptown Waterloo. The new LRT line will make transportation throughout the Midtown area a breeze and is expected to attract many new businesses along the route. The Grand River Hospital and Sunlife Headquarters are also within walking distance to much of the Midtown area.

Kitchener is in the midst of an exciting transition from a manufacturing city to a destination for international technology companies. Phase 1 of this development consists of 583 residential units.

Contact us for more information and to receive a copy of this development brochure.

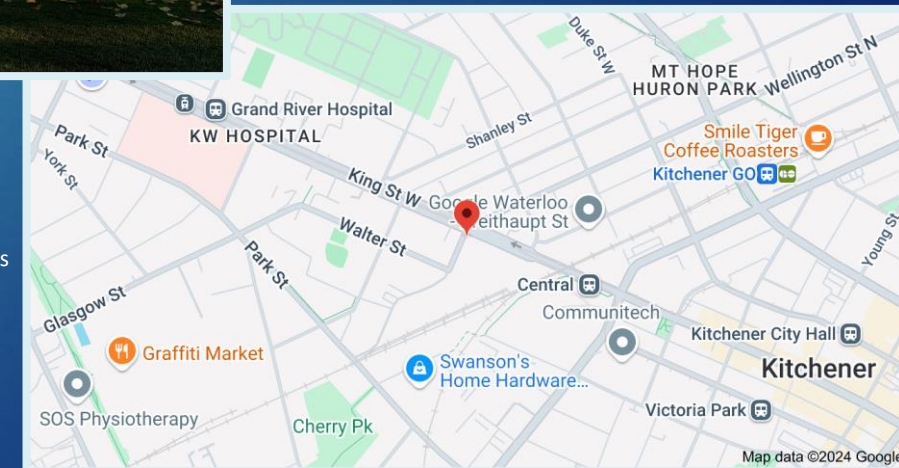


**\$180,000 – 210,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 782 sq ft (Unit 1C)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$3,551.58 incl TMI excl Utilities and HST





# 135 Station St., Belleville, ON

## \*\*BONUS OFFER: TENANT ALLOWANCE OF \$50,000!!

### Property Highlights

Welcome to The Magnolia: Your prime opportunity for a thriving market shop business in a developing area! This brand-new condo is located steps away from Belleville's historic Downtown District, with easy access to public transit. With over 95% occupancy of families and young professionals, this evolving neighborhood is perfect for your market shop venture.

The Magnolia provides the ideal foundation for your business success. Enjoy street front exposure and adjacency to a busy doctors' office, making it the strategic choice for those seeking a local market experience.



**\$145,000-\$210,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1107 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$3,136.50 incl TMI excl Utilities and HST





# Liberty Village, 1005 King St W, Toronto, ON (DNA North Tower)

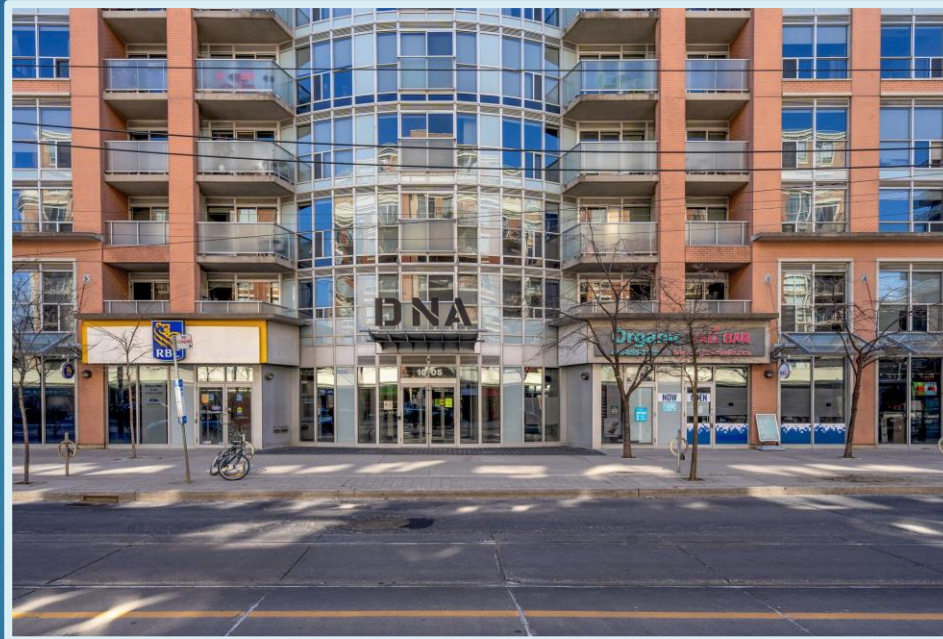
## Property Highlights

### DNA North Tower Liberty Village

Vibrant, distinct, and in demand, the area is electric with energy and opportunity.

Just west of the downtown core and slightly north of the Gardner Expressway, is our 1005 King Street W building. This prime spot is situated on the King St TTC streetcar line, and is easily accessible for pedestrians, cyclists, and vehicles.

Anchored by Starbucks, it serves the dynamic Liberty Village neighbourhood and is situated on one of the city's busiest thoroughfares – its high walk score and traffic count make it the perfect spot for your business to thrive.

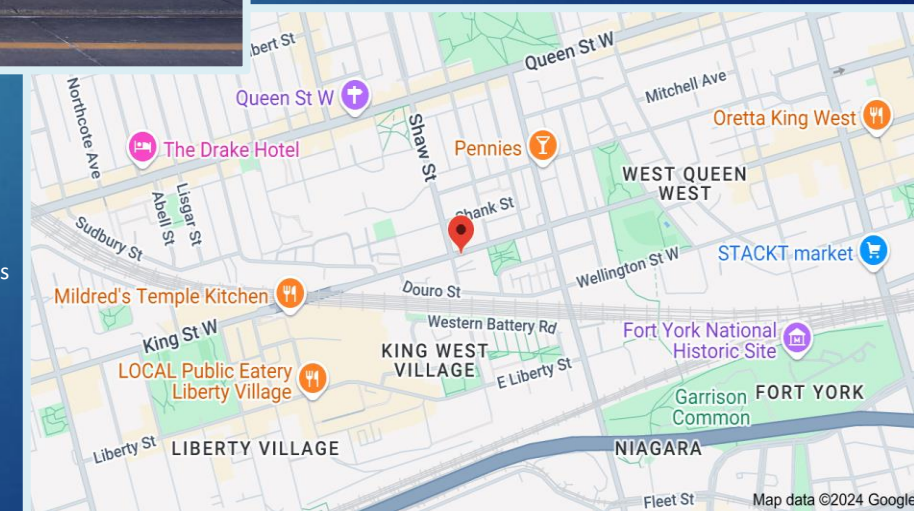


**\$180,000 – 240,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1176 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$7,341.18 incl TMI excl Utilities and HST



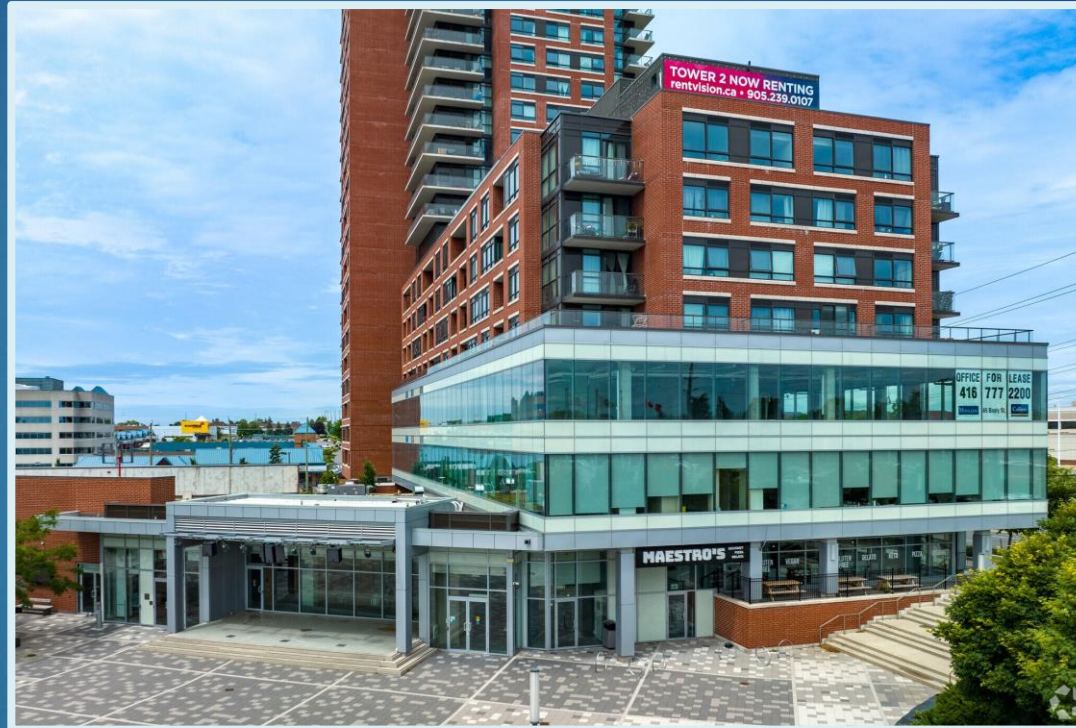
# 67 Bayly St. W., Ajax, ON

## Property Highlights

Newly constructed prime commercial retail space featuring excellent frontage. Pat Bayly Square is set to become the largest urban, mixed-use development in the Durham region. With more than 300 rental units situated above the retail space and a total of five buildings planned for the property, this presents a compelling opportunity.

This retail unit is unique in offering both exterior access and access from the inside lobby. The unit's orientation towards Bayly Street ensures prime exposure on the main street.

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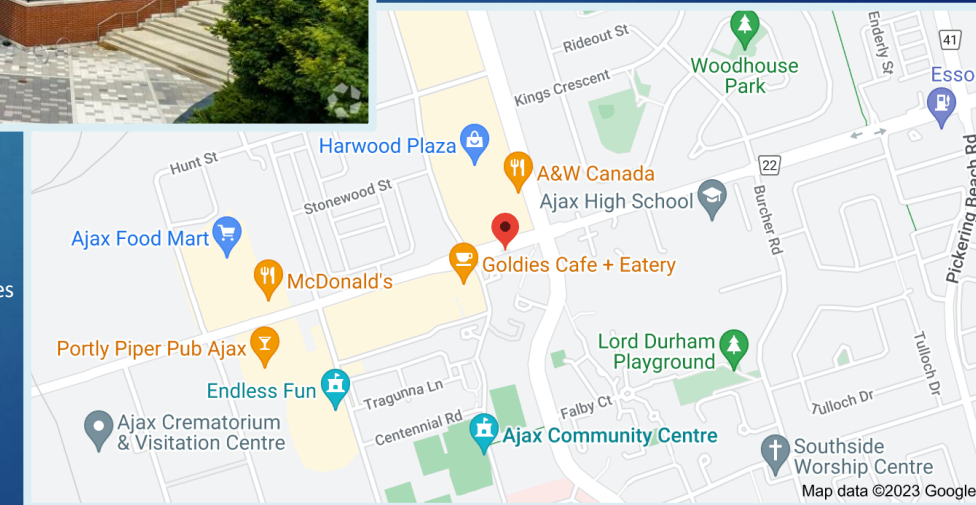


**\$175,000 - 240,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1511 sq ft
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$5,500.04 incl TMI excl Utilities and HST





# The Shops at Milieu – 175 Main St, Ottawa, ON

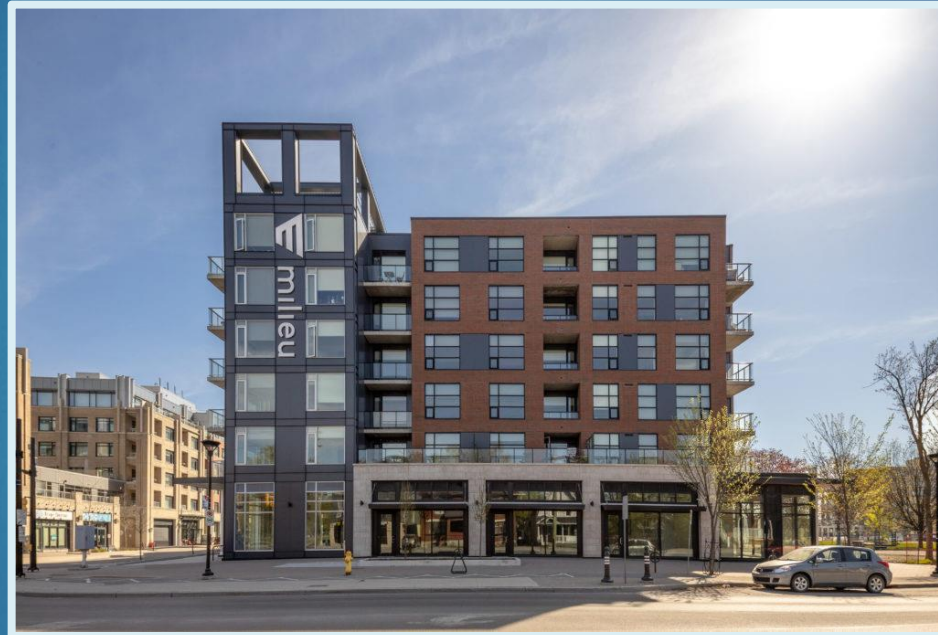
## Property Highlights

**The Shops at Milieu** are conveniently located amongst a mix of existing residential density, St Paul University, Immaculata high school, and the established Greystone community with 900 homes.

Milieu is a mixed-use residential-over-retail building located on Main Street in the heart of Old Ottawa East. Retail tenants will benefit from the revitalization of Main St, its increased transit routes, and can capitalize on the influx of new residents into the area.

### Property Highlights:

- Frontage with direct access on Main Street and the Grande Allée
- Patio/terrace to the Grande Allée
- At-grade public parking and loading
- Underground public parking for customers
- 125 new rental tenants within the building, with an additional 120 in adjacent building
- Established Greystone Community with 900 homes
- Trading area – 11,600 within a 5-minute walk
- High walk-score neighbourhood with year-round pedestrian traffic

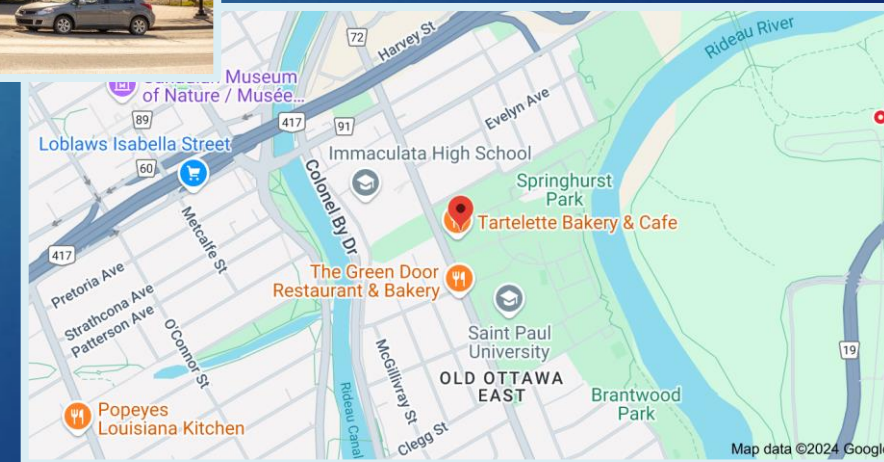


**\$180,000 – 250,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Timing: **Immediate**
- ✓ Size: approx. 1710 sq ft (Unit 1B)
- ✓ Term: 5+5 Year renewal
- ✓ Monthly Rent: \$6,919.80 incl TMI excl Utilities and HST



# 3495 Lawrence Ave East, Toronto, ON

## Property Highlights

### Cedarbrae Mall

Something exciting is happening at Cedarbrae Mall. Cedarbrae Mall serves the surrounding family-oriented neighbourhoods with over 325 households and a population exceeding 291,400 within a 5km radius.

Cedarbrae Mall has been renovated to add additional parking and up to 60,000 sq ft of new retail space. With a fully established store in position, this is an opportunity that should not be overlooked.

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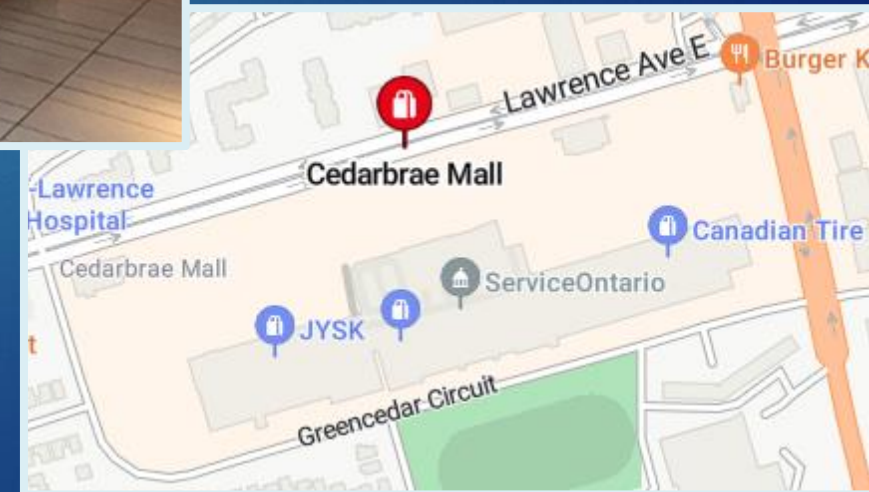


**\$10,000 - 15,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

- ✓ Opening: **Immediate**
- ✓ Size: approx. 148 sq ft (Kiosk)
- ✓ Term: 5 Year term
- ✓ Monthly Rent: \$3,490.33 incl TMI excl Utilities and HST





# 120 King St. W. Unit#4, Kitchener, ON

## Property Highlights

Become part of the vibrant retail community at the core of downtown Kitchener. 120 Shops at KSW is at the center of all the action in downtown Kitchener, with 360 new retail spaces occupied, making it a prime location for your business.

Positioned near Google's home office, with over 3000 workers in the area and 800 residents nearby, this street-level location offers prime opportunities for your business operations.

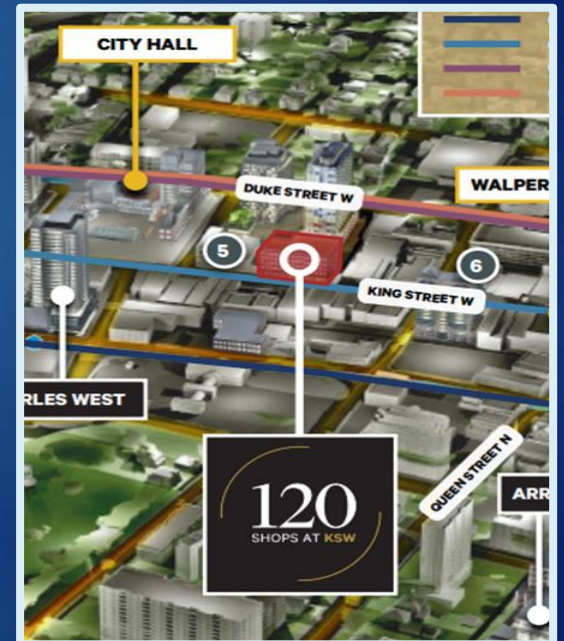


**\$175,000 - 220,000\***

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

Timing: **Immediate**  
Size: approx. 1024 sq ft  
Term: 5+5 Year renewal  
Monthly Rent: \$4,608 incl TMI excl Utilities and HST



# GEOcentral – 575 Princess St. Unit #4, Kingston, ON

## Property Highlights

GEOcentral is a mixed-use development including high-rise residential and retail opportunities at street level. The urban retail configuration offers services and food options. The project is located at Princess Street and Albert Street and is central to Kingston's downtown node and a well-served, gentrified residential neighbourhood.

Ground level retail spaces available with direct visibility and access to Princess Street, providing significant exposure to both vehicle and pedestrian traffic.

Walking distance to the nearby Queen's University, Government Offices, Nurses Union Office and other high density residential buildings.

This luxury, multi-residential development boasts 344 units, along with ample parking for vehicles and bicycles.

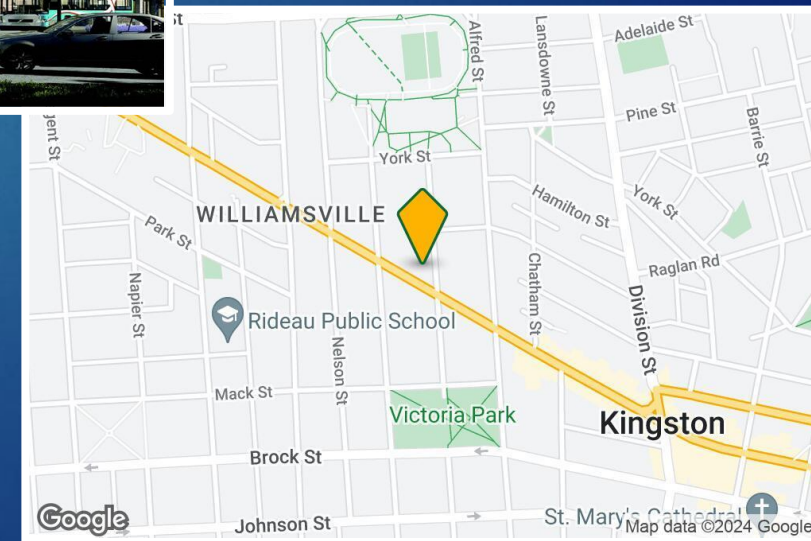


\$175,000 – 220,000\*

\* Construction & Equipment estimate varies by size & space condition

\* Inventory estimate \$15,000 – 35,000; varies by store size and categories

Timing: **Immediate**  
Size: approx. 1130 sq ft  
Term: 5+5 Year renewal  
Monthly Rent: \$3,719.59 incl  
TMI excl Utilities and HST





# READY TO OWN YOUR GATEWAY MARKET FRANCHISE?



## Contact Us Today!

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