the AUBURN

REFINED RENTALS IN GRIMSBY

133 MAIN ST. EAST, GRIMSBY

COMMERCIAL LEASING OPPORTUNITIES



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PROPERTY OVERVIEW

For completion in 2028, Auburn Refined Rentals introduces a modern midrise building with ground floor commercial spaces designed for exceptional visibility and convenience. Additionally, a restored Heritage Home complements the development and features main-floor commercial space with residential suites above. This blend of historic charm and modern design creates a refined setting for both living and business. Positioned on Main Street, steps from downtown Grimsby, West Lincoln Memorial Hospital, restaurants, boutiques, and local amenities. Featuring 134 condos, 300+ residents on site, and 30,000 nearby - Auburn is at the heart of a thriving community, poised as a premier destination to invest, live, and grow a business.

BUILDING AMENITIES

- Price / SF: $35.00 (Commercial units in building)
- Price / SF: $38.00 (Heritage Home)
- TMI: $8.50
- Available Commercial Unit(s):
- Heritage Home - *Commercial A: 1,092 SF*
- *Heritage Home - Commercial B: 1,211 SF*
- Dedicated Parking for Commercial Unit(s)
- TI Allowance (to be determined)
- High Traffic location / Excellent Q.E.W access & Go Bus, walking distance from Grimsby's downtown
- Zoned NC – Neighbourhood Commercial: allowing for a variety of commercial uses



PROPERTY OVERVIEW

BUILDING FEATURES

- The building shall be enclosed with exterior materials including glazing, stone, and stucco
- The landlord will **NOT** provide any fire-rated demising walls between units (unless noted otherwise per agreement with Tenant)
- The landlord shall provide a typical storefront and locate entrance doors and windows as per plan

PLUMBING FEATURES

- Rough-in plumbing with drain sleeve provided as per plan: one for toilet cored to 4'' and one for wash basin cored to 3''.
- Capped ¾'' waterline complete with shut-off valve and separate check meter, meter as per plan

SPRINKLE & FIRE PROTECTION

- Fire sprinkler pipes with upright pendant heads
- Fire hose cabinet
- Fire alarm pull station (adjacent to the entrance door)
- Horn and smoke detector, as per plan
- Powered exit signs



PROPERTY OVERVIEW

HEATING & AIR CONDITIONING

- ERV and Heat Pump to individual units as per mechanical plan

ELECTRICAL FEATURES

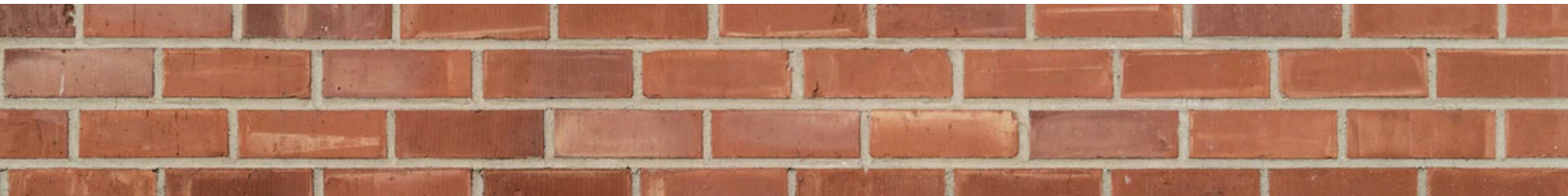
- Rough-in core line for future electric and backlit signage as per predetermined locations.
- Unit includes splitter box, transformer, and breaker panel as per drawing from Electrical Engineer.
- AOD rough-in at all entrances.
- Heat pump(s) to be temporarily powered through Base Building panel and commissioned. Heat pumps to be connected to Unit electrical panel by Tenant during Tenant work.
- Electricity sub-metered via Third Party as arranged by distribution to the Unit.
- 600V 100A 3PH with disconnect 120/208V 3PH 4W 225A Main 45KVA Transformer.

INTERIOR FINISHES

- Smooth, unlevelled, troweled concrete floors
- Concrete ceiling with exposed pipes, sprinkler lines, electrical, and HVAC duct work

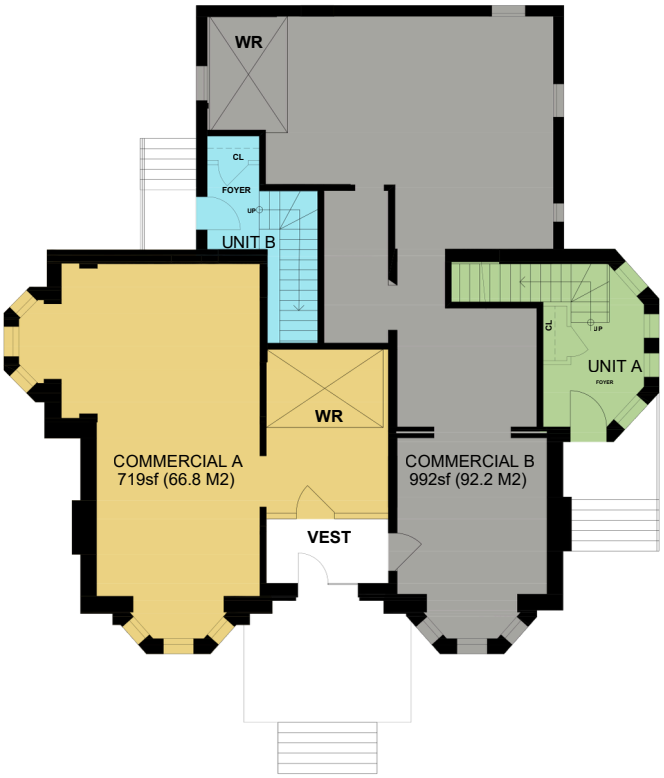
COMMERCIAL INTERIOR DESIGN SERVICE

- Interior Designer services available to customize your space



FLOORPLAN

HERITAGE HOUSE
MIXED USE OPTION



FIRST FLOOR

COMMERCIAL

Commerical A: 719 SF (Yellow)
Commercial B: 992 SF (Grey)



SECOND FLOOR

RESIDENTIAL

Unit A: 1,092 SF (Green)
Unit B: 1,211 SF (Blue)

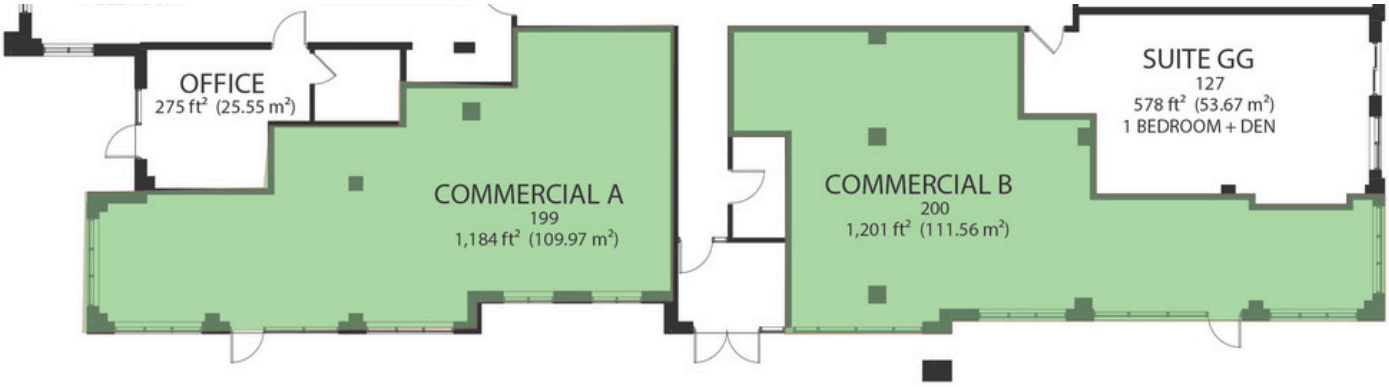
FLOORPLAN



X

Heritage Home

GROUND FLOOR COMMERCIAL IN RESIDENTIAL BUILDING



COMMERCIAL A: 1,184 SF **COMMERCIAL B: 1,201 SF**

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