



20962
DALTON
ROAD

FOR SALE

**MULTI-UNIT COMMERCIAL BUILDING
7,186 SQ FT ON 1.36 ACRES**

20962 DALTON ROAD

GEORGINA, ONTARIO

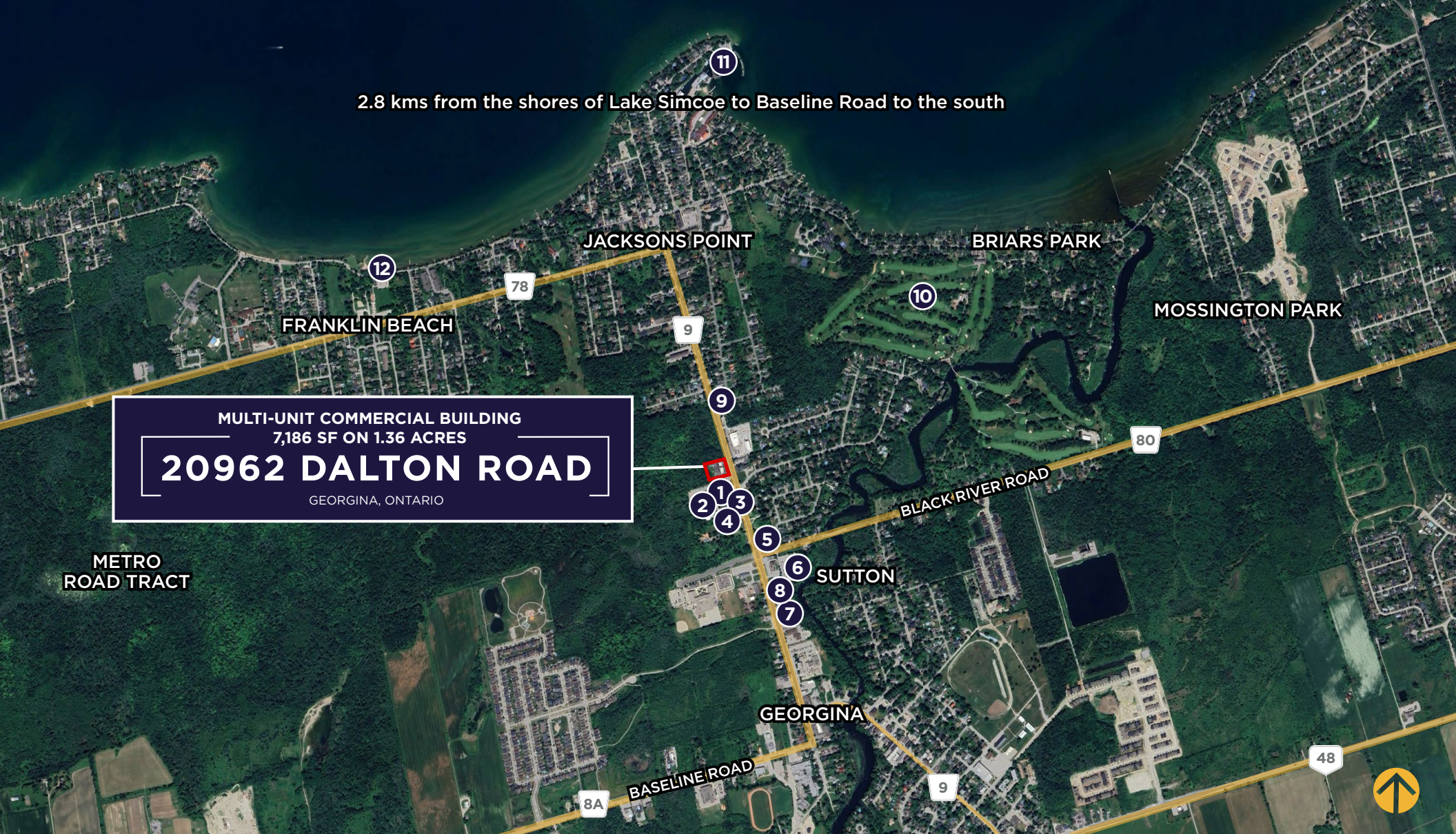
±50 SURFACE PARKING SPACES
FLEXIBLE ZONING AND PERMITTED USES

EXECUTIVE SUMMARY

OFFERING AT A GLANCE

User-Investor opportunity featuring a multi-unit commercial building in the highest traffic area of the Sutton/Jackson’s Point neighborhood. The multi-unit commercial building is located adjacent to Tim Horton’s as well as Sobeys, Home Hardware/Building Centre and LCBO. The site has approvals in place to increase the total commercial area through a second floor addition if the buyer chooses. At 1.36 acres, underutilized lands may accomodate for additional expansion.

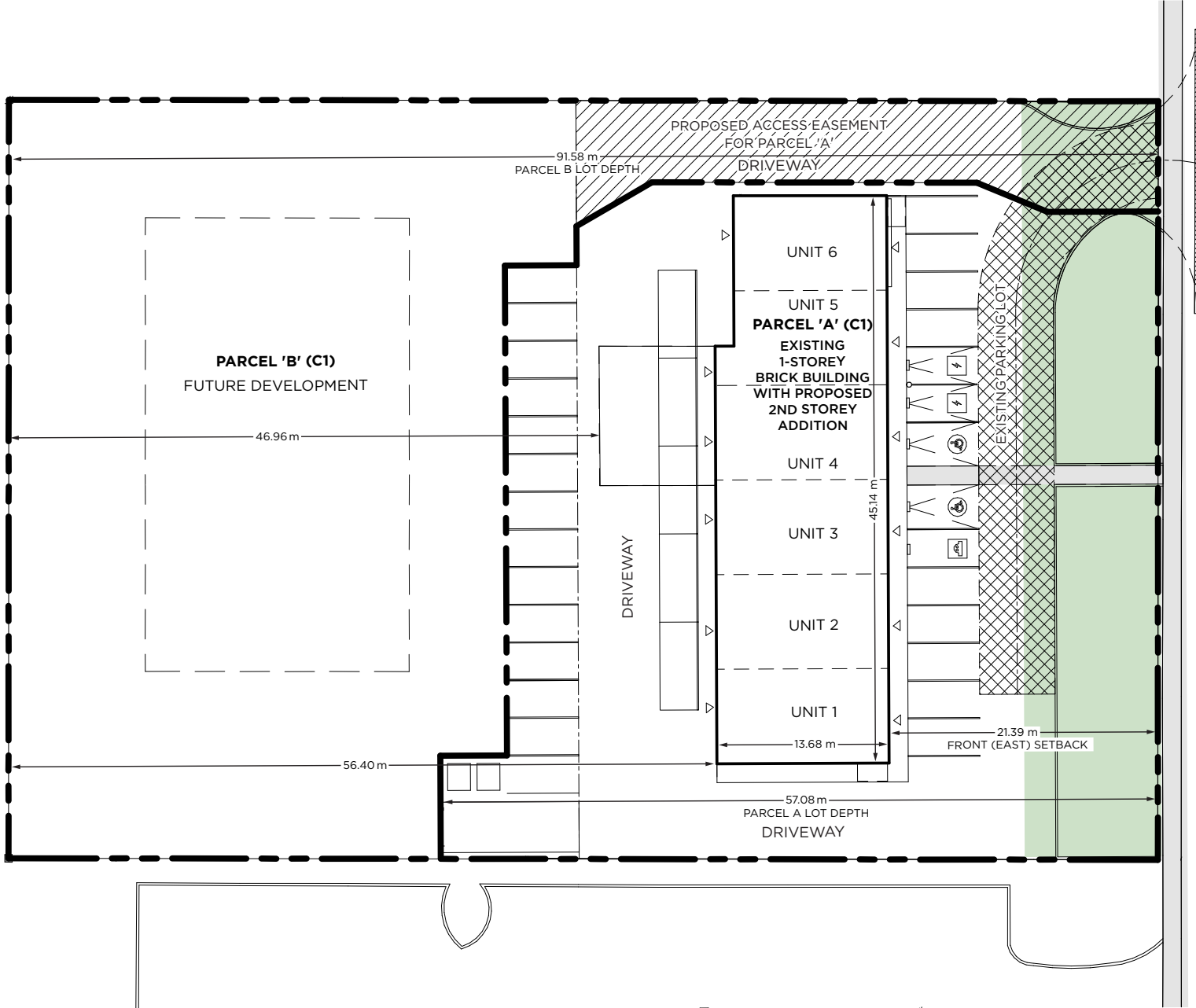
Address	20962 Dalton Road, Georgina (Sutton/Jackson’s Point)
PIN	03515-0408
Total Building Area	7,186 SF comprised of 3 units
Total Land Area	1.36 acres ±197.9 feet frontage and 300.7 feet of depth
Services	Property is fully serviced by municipal water, sewer and hydro
Property Details	• 2 units are currently occupied by long term tenants • Single vacant unit allows for a unique investor or user/landlord opportunity • Located adjacent to a busy retail plaza with Tim Horton’s, Sobeys, LCBO and Home Hardware • ±50 parking spaces located around the perimeter of the building • Quick access to Lake Simcoe and short drive to Highway 404
Zoning	C1-63 The C1 zoning permits a wide variety of commercial uses for the building. The site specific C1-63 zoning was obtained by the seller and permits an additional 2nd storey addition which allows for the creation of 6 commercial units.



NEIGHBOURHOOD AMENITIES

1	Tim Hortons	5	Shoppers Drug Mart	9	Pizza Pizza
2	Sobeys	6	No Frills	10	Briar’s Golf Club Resort and Spa
3	LCBO	7	Giant Tiger	11	Jackson’s Point Harbour
4	Home Hardware	8	Eggsmart	12	De La Salle Beach

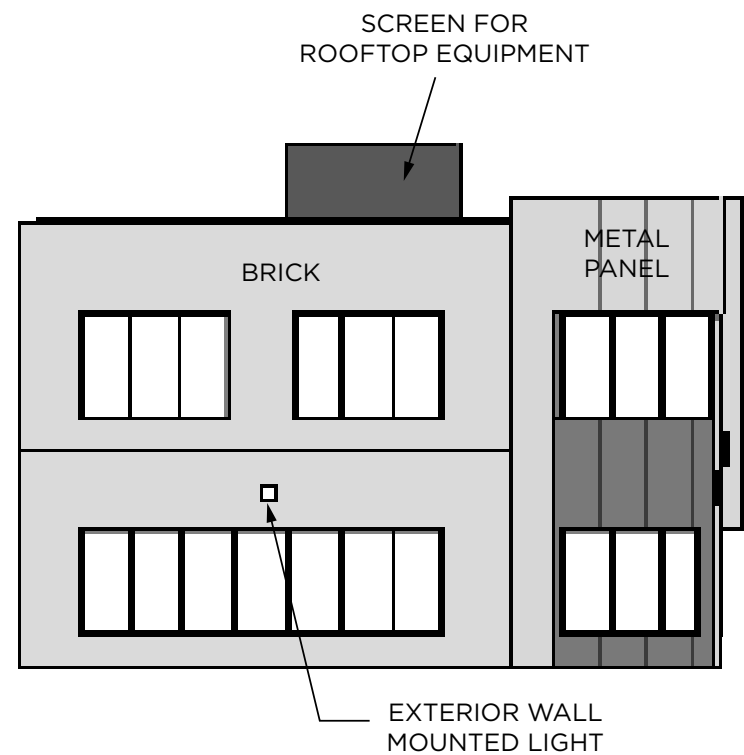
SITE PLAN



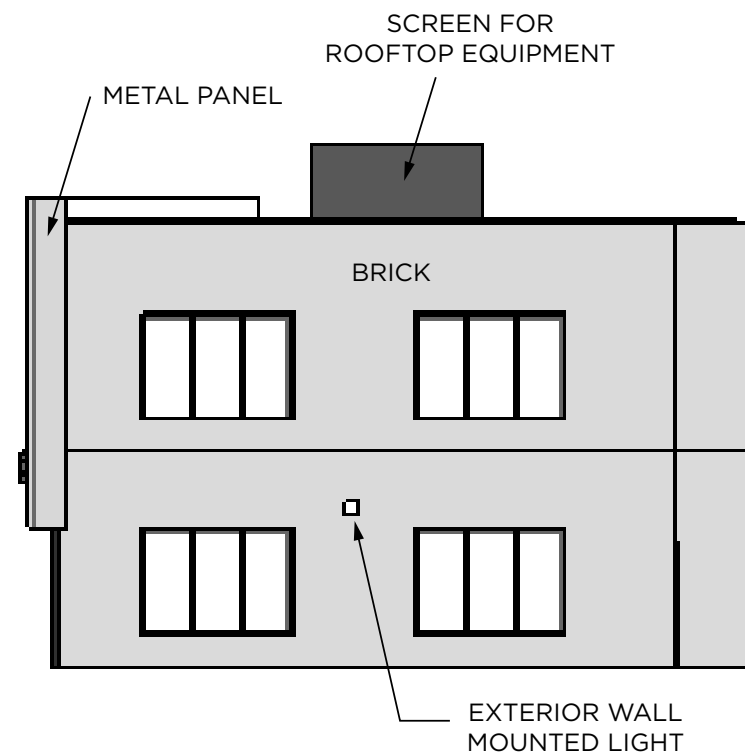
ZONING - PERMITTED USES	C1 Zone (BY-LAW 500)		
LEGAL DESCRIPTION	PIN 03515-0408(LT) LOT 11 PART 2 PLAN 65R - 2291)	LOT FRONTAGE - PARCEL 'A'	51.59 M
TOTAL LOT AREA	5518.39 SM	LOT FRONTAGE - PARCEL 'B'	8.76 M
PERMITTED NON-RESIDENTIAL USES			
• bakery or bakeshop	• motor vehicle sales and/or rental establishment, automobile		
• bank	• motel or motor hotel		
• bowling alley	• parking lot, commercial		
• business or professional office	• place of amusement		
• catering establishment	• police station		
• clinic, health care	• printing shop		
• clinic, veterinary (animal hospital), but not including outdoor canine runs or animal containment areas	• refreshment vehicle, bicycle unit or cart		
• club, commercial or private	• restaurant		
• dry cleaning establishment	• retail store		
• funeral home	• service shop, personal or light		
• garage, mechanical	• school, private or commercial		
• garden centre	• studio		
• hawker or pedlar use	• taxi stand		
• hotel	• theatre		
• kennel, pursuant to the provisions of Section 2.105 and 5.21(A) of this By-law	• tourist information centre		
• laundromat	• wholesale establishment within a building of which at least 25% is used for retail sales		
• motor vehicle fuel bar			



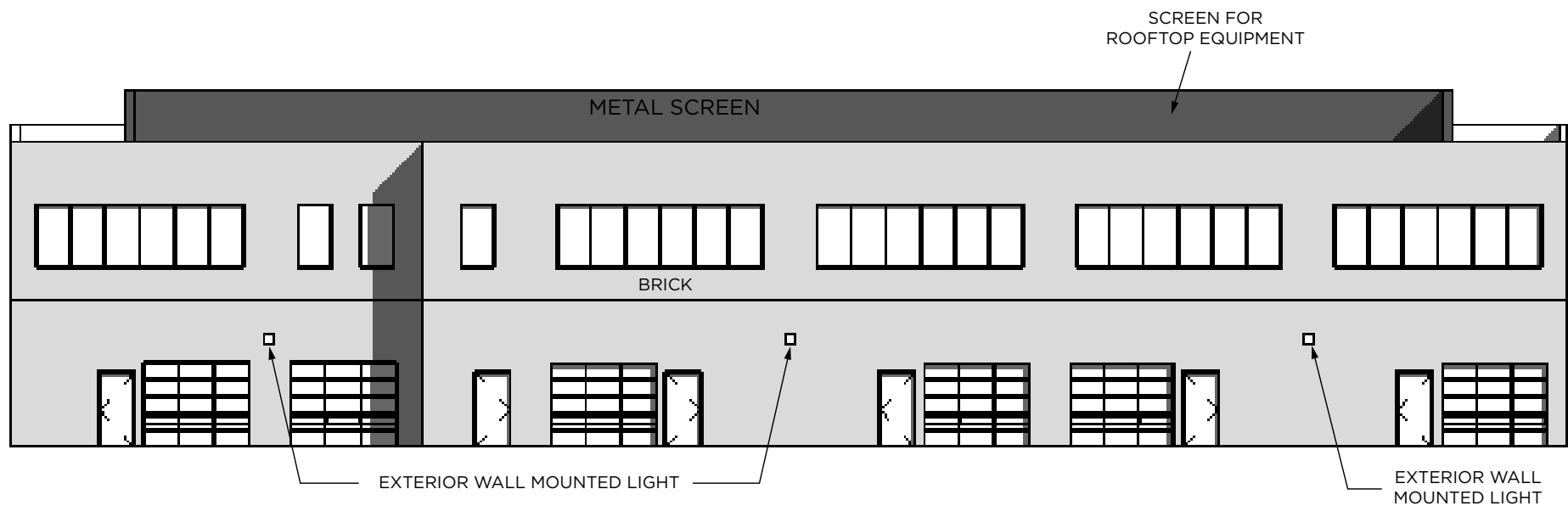
APPROVED EXPANSION CONCEPT ELEVATIONS



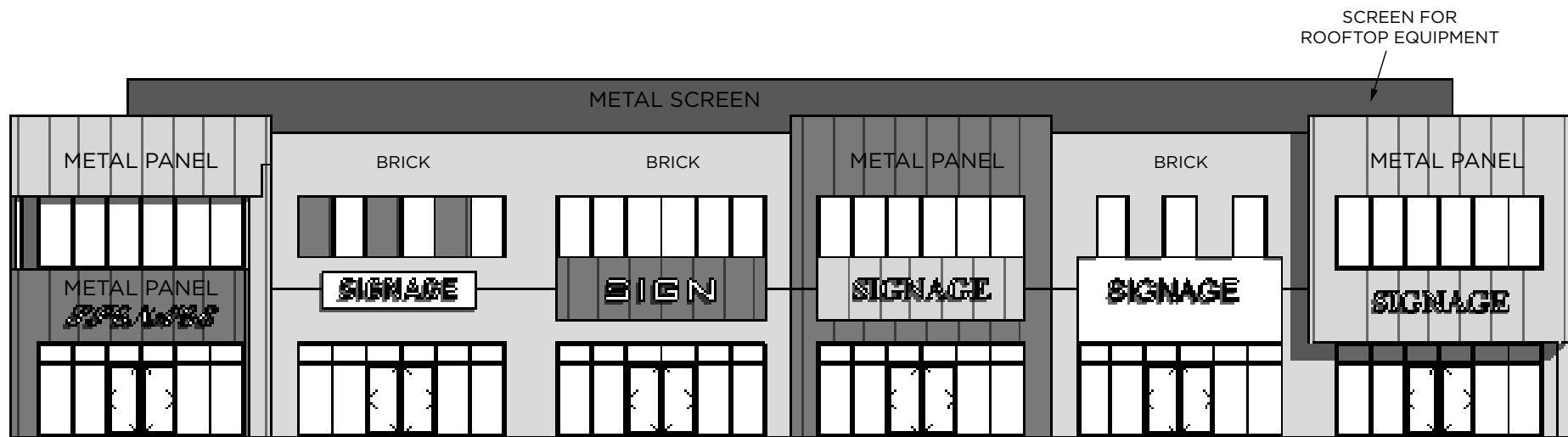
SOUTH ELEVATION



NORTH ELEVATION



WEST (REAR) ELEVATION



EAST (FRONT) ELEVATION

AMENITIES MAP



SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase through C&W for consideration of the Property.

Offers will be considered at any time by the seller and are to be submitted to the listing team of Trevor Henke and Rene Serin.

Offers to Purchase the Property will be evaluated, among other criteria, based on purchase price, purchaser's ability and timeliness of closing, proposed conditions, if any.

ASKING PRICE

\$3,300,000

[CLICK HERE FOR CONFIDENTIALITY AGREEMENT](#)

Exclusive Advisors

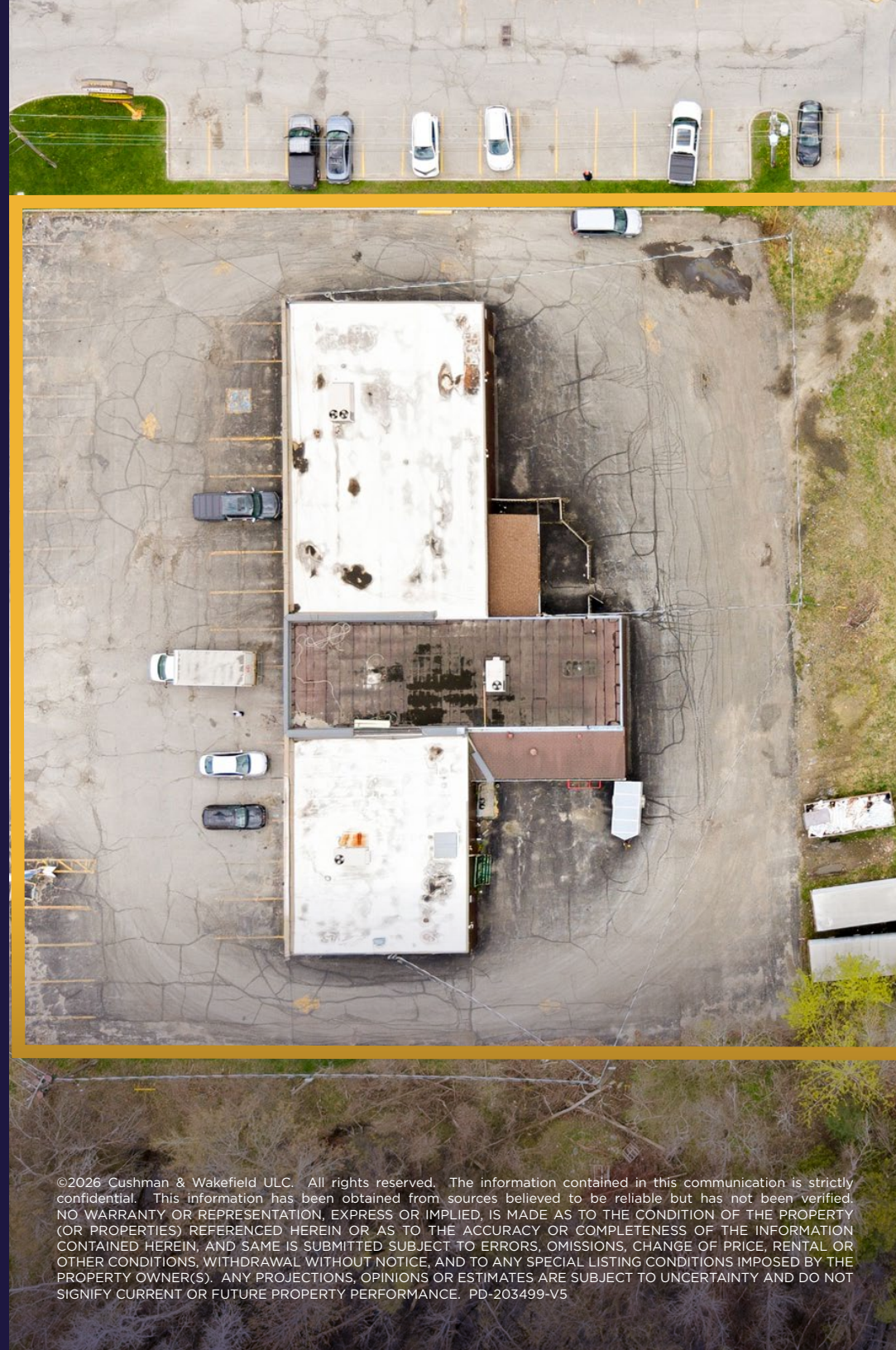
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