

\$2,150,000 - 244 Main Street S, Newmarket (central Newmarket)

MLS® #N12468634

\$2,150,000

0 Bedroom, 8.00 Bathroom, 9,078 sqft

Retail on 0.18 Acres

Central Newmarket, Newmarket (central Newmarket), Ontario

One of the most remarkable and attention-commanding properties in Newmarkets Award-Winning Historic Downtown, this iconic former theatre (once The Roxy and then The Odeon) now offers over 9,000 sq. ft. of gross floor area with full spanning roof beams, no columns and endless possibilities. Currently operating as a fitness and training centre, it awaits its next chapter as the next defining anchor for Main Street. Located just steps from The Postmark Hotel York Regions boutique urban hotel, this property enjoys immediate adjacency to Newmarkets most dynamic hospitality offerings. It's also just minutes from Fairy Lake and the Tom Taylor Trails, ideal for patrons seeking lifestyle and recreation. Nearby, the newest Bar Locale restaurant has joined an established roster of restaurants, patios, independent boutiques, and cultural venues lining Main Streets heritage stretch. Main Street Newmarket itself is built along an ancient First Nations trade route and celebrated today as a vibrant corridor of history, commerce, and cultural life. The downtown area is protected under a Heritage Conservation District, ensuring historical character is preserved while supporting new investment. Zoned UC-D1, the building supports a broad range of permitted uses: commercial school, office, place of worship,



restaurant, dinner theatre, micro-brewery, private club, spa, retail and more. With soaring 20 foot ceilings (17.5 clear) with historical character, this property is architecturally stunning and functionally flexible. Whether your vision is a boutique performance venue, destination dining, creative co-working, or experiential retail, this is Newmarkets succession statement building. Don't miss your chance to own one of Main Streets most storied properties and reimagine what comes next for downtown Newmarket! (id:6289)

Essential Information

Listing #	N12468634
Price	\$2,150,000
Bathrooms	8.00
Square Footage	9,078
Acres	0.18
Type	Retail

Community Information

Address	244 Main Street S
Subdivision	Central Newmarket
City	Newmarket (central Newmarket)
Province	Ontario
Postal Code	L3Y3Z5

Amenities

Amenities	Public Transit, Recreation
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	COLDWELL BANKER THE REAL ESTATE CENTRE
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