

THE FIXTURE

YOUR CONNECTION TO BUSINESS,
WELLNESS, CREATIVITY AND COMMUNITY



17611 WOODBINE AVENUE

Contact Us:
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THE FIXTURE OPPORTUNITY

The Fixture is pleased to present this exciting new 15.53 acres mixed-use development site strategically located at Woodbine Avenue and Davis Drive—just seconds from the 404 with new developments on the way.

The Fixture project is designed from the ground up to become the "place families want to be," it is the ultimate destination for families looking to eat, shop, work out, and spend quality time together.

Throughout the year, The Fixture offers unique attractions tailored to each season:

- WINTER: Lace up your skates and enjoy our outdoor ice rink, perfect for family outings and festive events.
- SUMMER: Cool off and have fun at our splash pad, a favorite for kids of all ages.
- ALL YEAR ROUND: The central pond provides a serene setting for family picnics and leisurely walks.




LOCATION OVERVIEW




The Fixture is conveniently located on land that borders Woodbine Avenue and Davis Drive. The development will offer a wide array of commercial, retail & office space which will provide an exceptional environment for those wishing to shop, eat and take advantage of top-tier services.


For families, The Fixture will provide more than just a retail experience, this will be a place where community and business come together in beautifully landscaped and well thought out public space, which will include a skating rink in the winter and a water feature in the summer. Projects like The Fixture which facilitate collaborative business and community support create work-life balance.

↔ 2 min
HWY 404

 2 min
Davis Drive Plaza

 4 min
Old Town
Newmarket

↔ 8 min
HWY 400

 11 min
Upper Canada Mall

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PHASE 1 AVAILABLE SPACES

Building 9: Restaurant Space Available

Size: 2,500 SF
Includes Drive-Through
Building 10:
Service Commercial Spaces

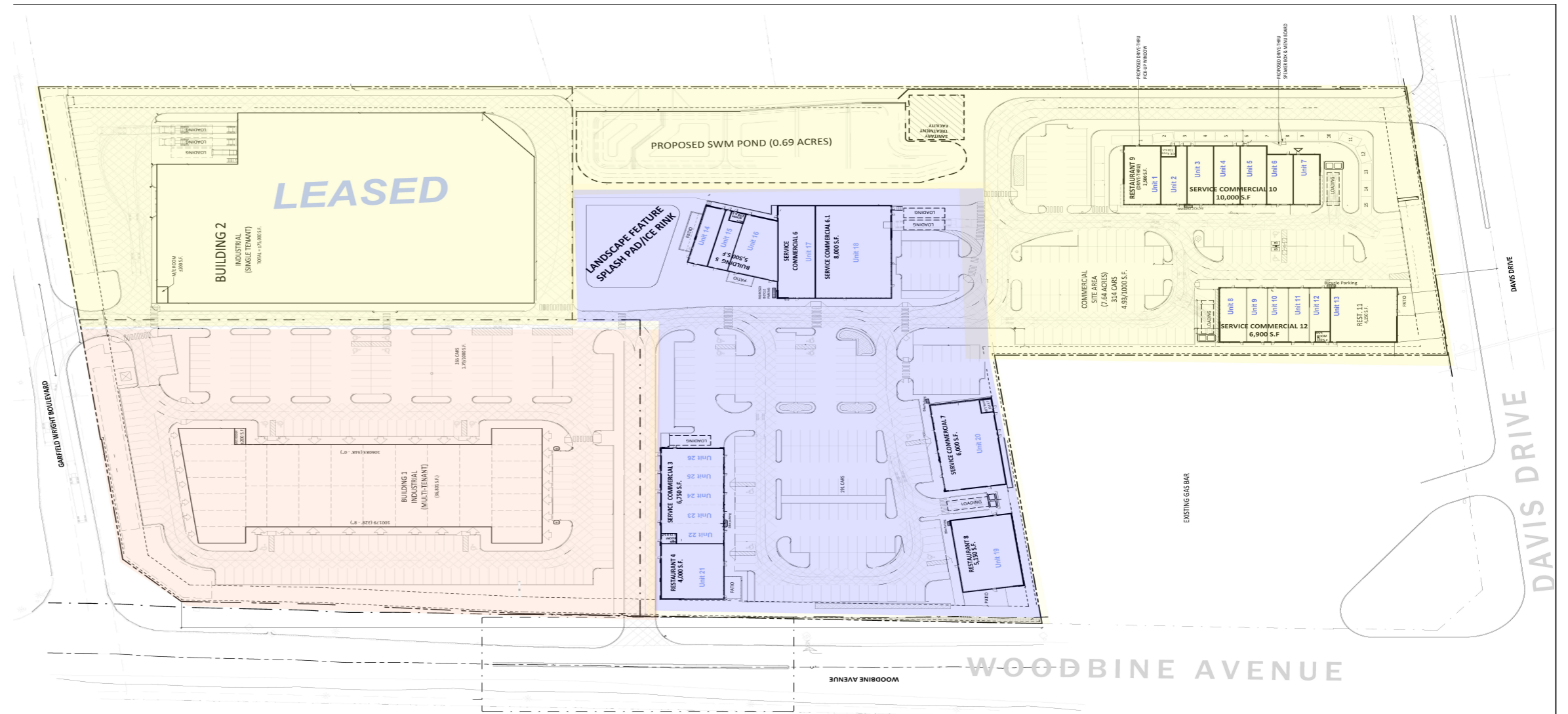
Total Size: 10,000 SF
Divisible into units as small as ±1,500 SF

Buildings 11 & 12: Ideal for Daycare and Commercial Retail Uses

Building	11:	4,150	SF
Building	12:	6,900	SF
Combined Total: 11,050 SF			

Tentative Occupancy Date: Q4 2027-Q1 2028.

Price: Call Listing Brokers



PHASE 2

Retail/Service Space ± 39,400 sq. ft. Tentative
Occupancy Date: TBD.
Price: Call Listing Brokers

PHASE 3

Industrial Building ± 36,801 sq. ft.
Tentative Occupancy Date: TBD.
Price: Call Listing Brokers

***All figures, information, specifications, and materials are preliminary and are subject to change without notice. All information is as per plan. Terms and Conditions Apply. Renderings are artist's concept. Please consult a Brokers for further details.**

CONTACT

All inquiries regarding the Property should be directed to Re/Max Hallmark Commercial, as Advisor for the owner.

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