



FOR SALE

EXCELLENT INVESTMENT OPPORTUNITY
OR OWNER/OCCUPY OPPORTUNITY IN CHATHAM

**158-160
KEIL DRIVE
SOUTH**

Chatham, ON N7M 6B7



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$3,999,000

ABOUT THE PROPERTY

Excellent investment opportunity and or owner/occupy opportunity in one of Chatham's busiest streets.

- **Asking Price:** \$3,999,000
- **Site Area:** Approx. 2.238 Acres
- **Building Area:** Approx. 24,876 SF
- **158 Keil Drive:** Approx. 6,000 SF
- **160 Keil Drive:** Approx. 18,876 SF over 3 current units
 - » **Unit 1:** 8,476 SF was previously the Swiss Chalet restaurant
 - » **Unit 2:** 3,000 SF Chatham Pho Restaurant
 - » **Unit 3:** 7,400 SF Rear Unit leased to a pool company
- **Taxes:** Approx. \$97,077.90 (2023)
- **Parking:** Plenty available onsite
- **Zoning: UC(HC1) Highway Commercial First Density** - permits a wide range of uses (see page 4 for details)
- Multi-Unit commercial plaza with two-one storey/free standing buildings
- Excellent Daily Traffic Count
- 2 Newer HVAC units installed on rear portion
- Approx. \$212,500 Gross Income per year
- Fully leased projected income: Approx. \$333,571 Gross Income per year
- For further Income and Expense info and for more info please contact the listing agent
- Do not go direct



● LEN'S MILL STORE

● MC DONALDS

● TIM HORTONS

● CASTCADE CASINO CHATHAM

● CHATHAM CHRYSLER

TYLER DESJARDINE

Sales Representative

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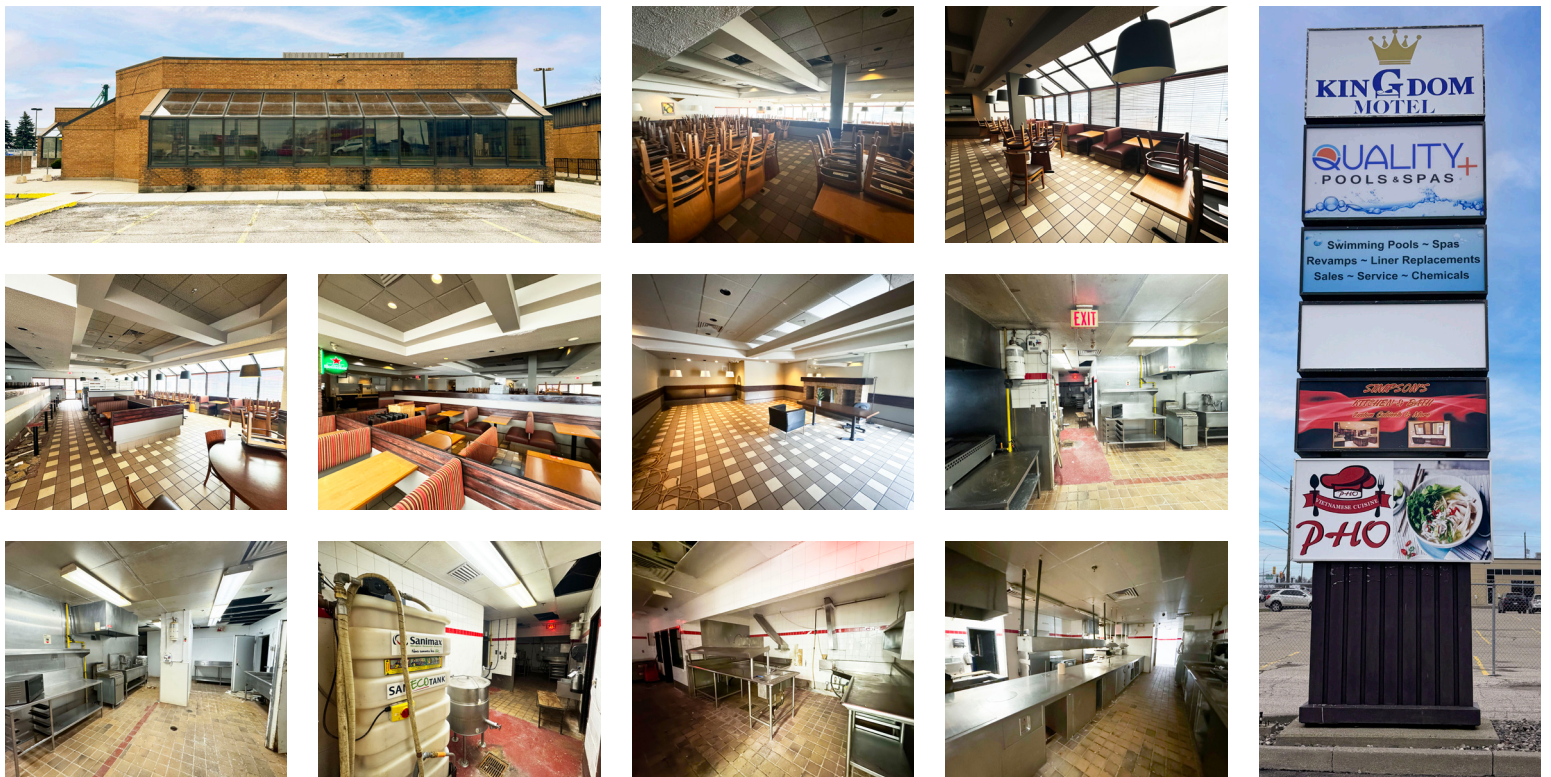
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PROPERTY PHOTOS

158 Keil Drive



160 Keil Drive



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PERMITTED USES

Highway Commercial First Density - UC(HC1)	
Adult Secondary School	Agricultural Service and Supply Establishment
Assembly Hall	Automobile Repair Shop
Automobile Sales and Service Establishment	Automobile Service Station
Bake Shop	Bank/Financial Institution
Beer/Liquor Store	Builder's Supply Yard
Call Centre	Car Wash, Automatic
Car Wash, Manual	Child Care Centre
Church	Clinic
Clinic, Veterinary	Club, Private
Commercial Entertainment and Recreational Establishment	Commercial School
Contractor's Yard	Cultural Facility
Dry Cleaning Establishment	Eating Establishment
Eating Establishment - Take Out	Funeral Home
Furniture Store	Gas Bar
Hotel/Motel	Laundromat
Mixed Use Commercial/Residential Building	Nursery
Office	Personal Service Establishment
Pet Shop	Print Shop
Public Storage	Rental Establishment
Retail Store	Retail Store - Convenience
Service or Repair Shop	Service Trade Establishment
Tavern	Taxi Establishment
Temporary Care Facility	Warehouse
Wholesale Establishment	
https://www.chatham-kent.ca/localgovernment/bylaws/Documents/Zoning%20By-law%20216-2009.pdf	

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