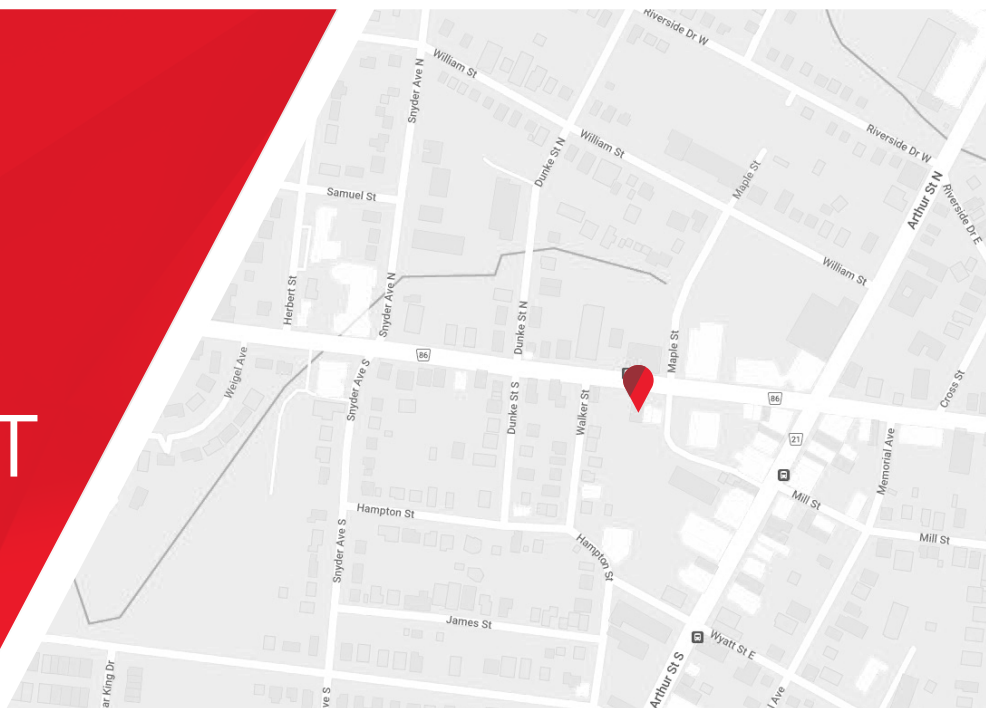




FOR SALE
PRIME COMMERCIAL BUILDING

31
CHURCH
STREET WEST

Woolwich, ON N3B 1M2



**CUSHMAN &
WAKEFIELD**

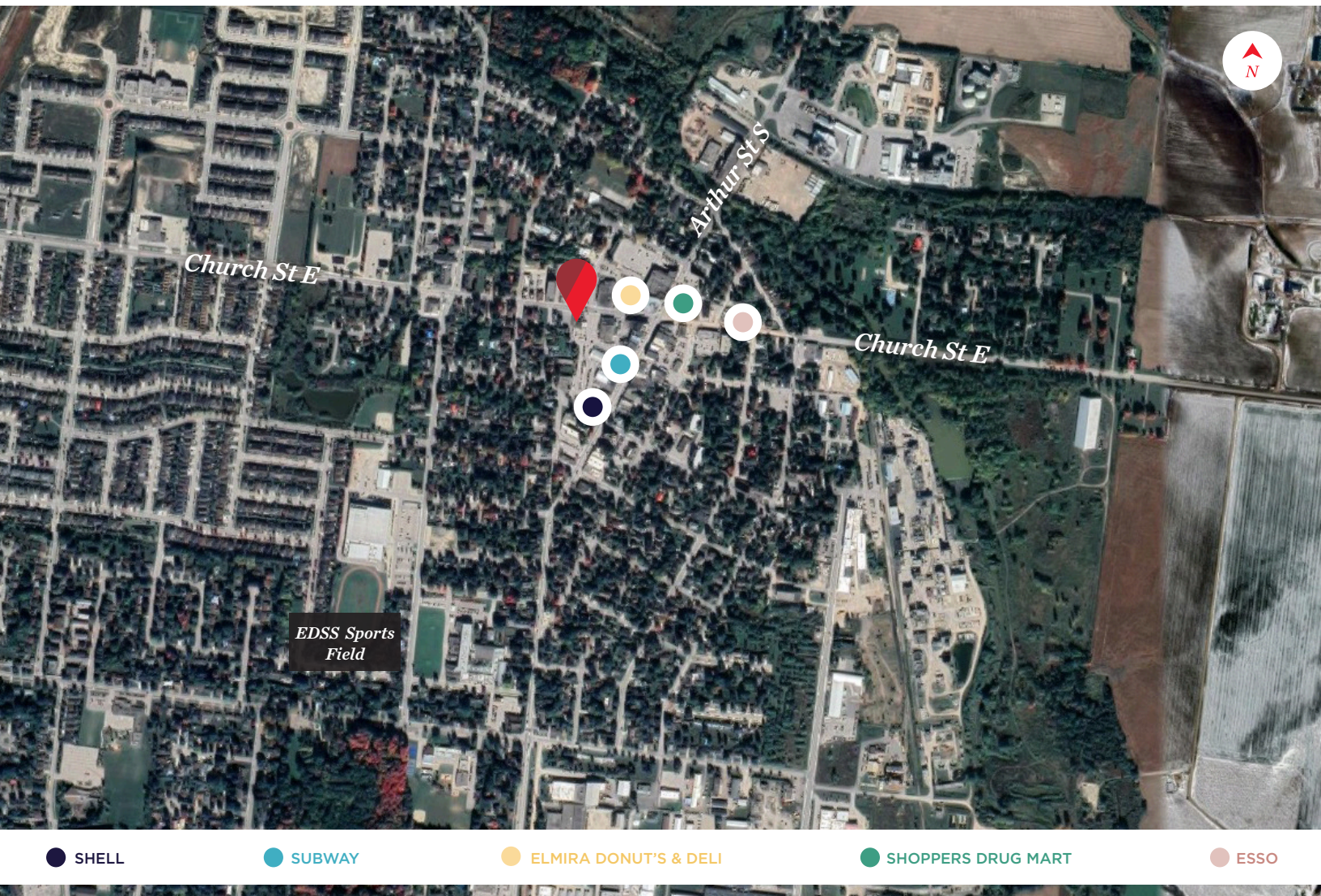
Southwestern Ontario

ASKING PRICE: \$1,500,000

ABOUT THE PROPERTY

Prime commercial building for sale in Elmira (Woolwich), Ontario. Current LCBO retail store location. Prime investment opportunity or owner/occupy.

- **Asking Price:** \$1,500,000
- **Site Area:** Approx. 0.480 Acres
- **Building Area:** Approx. 3,623 SF
- **Taxes:** Approx. \$9,402.59/2023
- **Zoning:** C-1 (FF) - Core Commercial - Urban
- Free standing commercial building. No basement
- Plenty of on-site parking
- Partially within flood fringe and partially within floodway
- The alarm and security system will be removed from the building
- The property shall be marketed for 30 days from the listing date prior to the Seller accepting any offers, as per the direction of the Seller



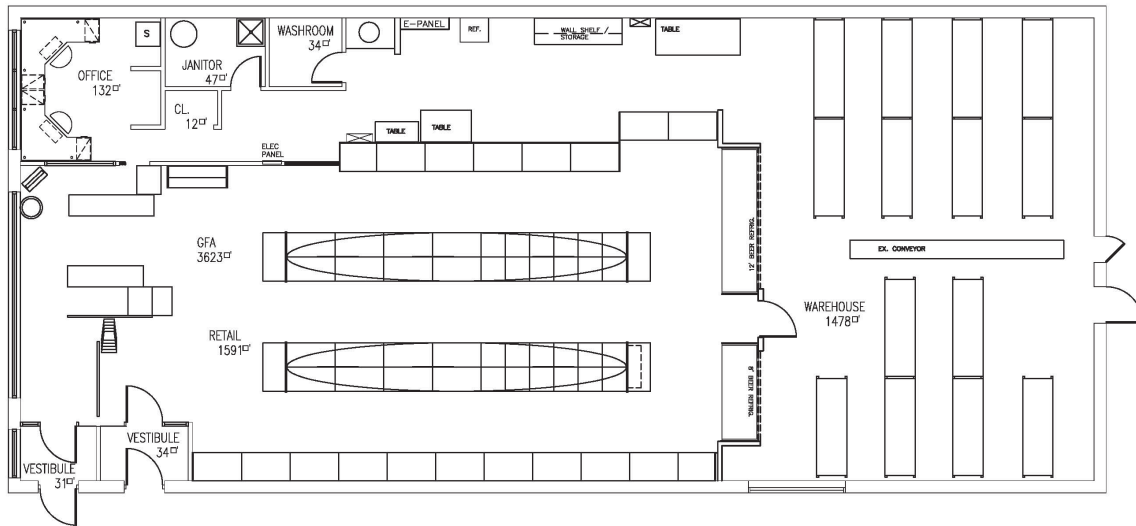
TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN & WAKEFIELD**
Southwestern Ontario

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FLOOR PLAN



TOTAL	SQ.FT.
RETAIL	1591
NON-RETAIL	1767
GFA	3623

NO.	DESCRIPTION	DATE
1	DESIGNED AS PER STORE VISIT	11/04/06
2	REVISIONS	12/05/08
3	AS PER SITE VISIT	06/15/14



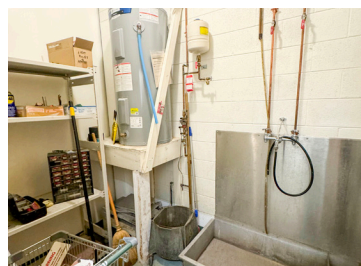
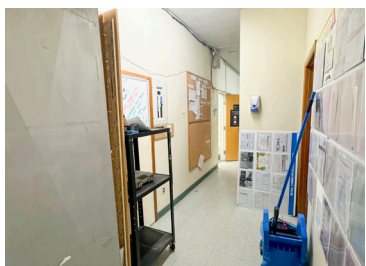
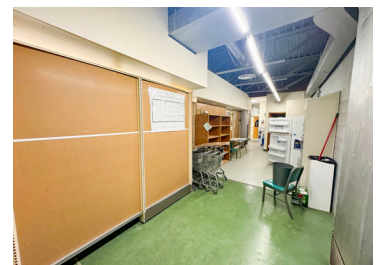
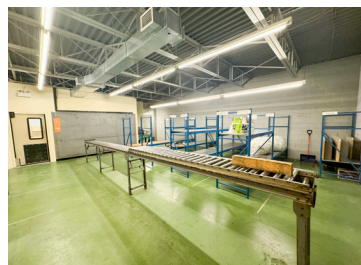
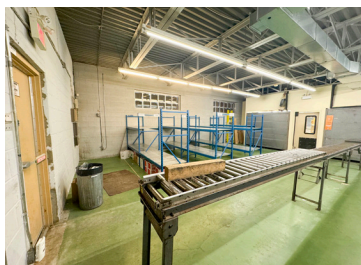
DATE RECEIVED	
LCBO RETAIL STORE	
21 CHANDLER ST. W.	
ELMIRA, ON	
FLOOR PLAN	
DATE	SCALE
04/20/98	NTS
DRAWN BY	CHECKED BY
PROJECT NO.	STORE NO.
SHEET NO.	116
1 of 1	

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 tyler.desjardine@cushwakeswo.com

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PROPERTY PHOTOS



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