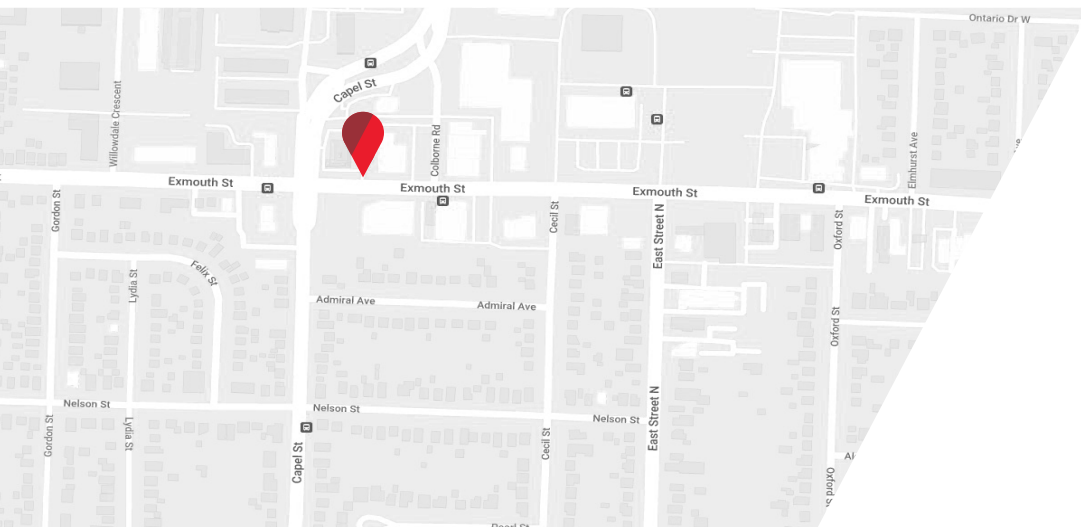




RARE INVESTMENT PACKAGE AVAILABLE | **FOR SALE**

412-430 EXMOUTH STREET

Sarnia, ON N7T 5N9



ASKING PRICE: \$3,490,000

PROPERTY HIGHLIGHTS

Prime multi-unit commercial plaza available for sale directly at the corner of Exmouth Street and Capel Street

- **Site Area:** Approx. 1.6299 Acres
 - » **412 Exmouth Street:** Approx. 0.69 Acres
 - » **424-430 Exmouth Street:** Approx. 0.9399 Acres
- **Building Area:** Approx. 13,618 SF
 - » **412 Exmouth Street:** Approx. 4,962 SF
 - » **424-430 Exmouth Street:** Approx. 8,656 SF
- **Zoning:** GC1 - Permits a wide range of uses
- **Parking:** Plenty of customer and employee spaces available onsite
- **Signage** - Pylon available at the road
- **Taxes:** \$61,058.15 (2024)
- Former bank location with ATM drive thru
- Building is located in a established commercial and residential area in the city
- Excellent street appeal and exposure/accessibility to the property
- Currently, 3 tenants/units in the plaza. 100% leased 2 front retail units and 1 rear storage unit
- A Restriction on uses permitted at the property to be placed on title on closing. No uses to compete with Mainstreet Credit Union
- Located directly at the corner of Exmouth Street and Capel Street and Exmouth Street and Colborne Road in Sarnia
- Do not go direct



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

©2025 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.