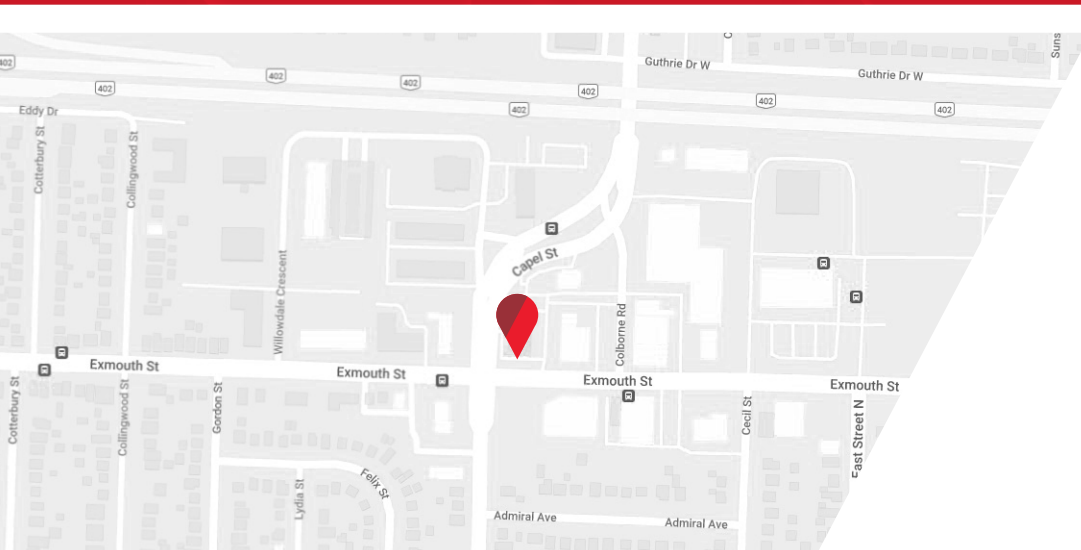




PRIME FREE STANDING COMMERCIAL BUILDING | **FOR SALE**

412 EXMOUTH STREET (218 CAPEL STREET)

Sarnia, ON N7T 5N9



ASKING PRICE: \$1,795,000

PROPERTY HIGHLIGHTS

Prime free standing commercial building available for sale. Excellent investment opportunity or owner/occupier opportunity

- **Site Area:** Approx. 0.69 Acres
- **Building Area:** Approx. 4,962 SF + basement and drive thru
- **Zoning:** GC1 - Permits a wide range of uses
- **Parking:** Plenty of customer and employee spaces available onsite
- **Taxes:** \$32,789.87 (2024)
- Former bank location with ATM drive thru
- Very well maintained building
- Flat roof/partial pitched roof along sides
- Building is located in a established commercial and residential area in the city
- Excellent street appeal and exposure/accessibility to the property
- 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 in Sarnia
- Currently vacant
- 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.