



FOR SALE | LARGE INSTITUTIONAL BUILDING

725

GIBRALTER STREET, DELHI, ON

Asking Price: \$3,900,000



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$3,900,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase a large institutional building in Delhi, ON. The property, now vacant, operated as a full-service retirement residence with for over 30 years. The existing building spans approximately 26,000 SF over two levels, plus a basement area. It features 53 residential rooms, each equipped with an individual heat source and a three-piece bath.

- **Building Area:** Approx. 26,000 SF
- **Site Area:** Approx. 0.935 acres (plus excess land 0.789 acres - sold separately)
- **Zoning:** Community Institutional (IC)
 - * The existing Institutionally zoned property allows for several different uses including but not limited to: long-term care facility, place of worship, training and rehabilitation centre, community centre
- **Taxes:** \$47,073.79 (2023)
- Located in Delhi, ON, this property is conveniently situated near several major cities and municipalities, including London, Woodstock, St. Thomas, and Tillsonburg
- It is also within a short distance to Toronto, Brantford, and the Kitchener/Waterloo area and down the street from schools, parks, and other amenities in the immediate area
- **Parking:** Plenty of spaces available on-site
- **Year Built:** Purpose built in 1989/1990
- **Electrical:** 3 Phase power, 600 amps



EXISTING ELEVATOR

Runs from the Main floor to the 2nd floor and lower level



INSTITUTIONAL ZONING

Permits a wide range of uses



53 RESIDENTIAL UNITS

Existing in the building currently



CONVENIENTLY LOCATED

In close proximity to London, Woodstock, St. Thomas & Tillsonburg

TYLER DESJARDINE

Sales Representative

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PROPERTY DETAILS

725 GIBRALTER STREET, DELHI, ON	
LEGAL DESCRIPTION:	PT BLK 28 PL 189 PT 1 37R3769; NORFOLK COUNTY
FRONTAGE:	Approx. 230'
DEPTH:	Approx. 193'
PROPERTY TYPE:	Institutional
ZONING:	Community Institutional (IC)
YEAR BUILT:	1989/1990
NUMBER OF STOREYS:	Two storey building with basement
ROOF:	Flat Roof (Shingle)
COMMON AREAS:	Dining room, reception area, resident lounges on the 1 st & 2 nd Floors, break room, manager office, nurse office, activity room, salon and multi-purpose room, exercise/activity room, community room, patio area, front foyer area
SPRINKLERS:	Sprinklers installed in the building
HEATING:	Gas forced air heating and electric baseboard
ADDITIONAL AMENITIES:	On-site backup and standby generator, LED lighting, full commercial kitchen, rear patio area, on demand hot water heating system, sub-pump system
MUNICIPAL SERVICES:	Water, gas, hydro and sewer services to the building
SERVICE AREAS:	<ul style="list-style-type: none"> Kitchen is located on the main floor Residential laundry room, mechanical and electrical room are located on the lower level
IN-SUITE AMENITIES:	<p>In-suite amenities include:</p> <ul style="list-style-type: none"> Private 3-piece bathrooms Individually controlled HVAC Magnetic door stops Emergency light

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RECENT PROPERTY UPGRADES

ITEM	UPGRADE/REPLACEMENT YEAR (EST.)
FRONT DOOR REPLACEMENT	2028
EXTERIOR LOUNGE DOOR	2022
WINDOW REPLACEMENT	2012
TWO DOOR COOLER	2020
SINGLE DOOR COOLER	2020
THREE DOOR FREEZER	2016
GAS RANGE	2016
TWO OVENS & GRILL TOP	2011
RANGE HOOD & EXHAUST	2011
DRYER	2013
ROOF	2015
GENERATOR	2014 (\$53,000)
GREASE INTERCEPTOR	2019
NTI ON DEMAND WATER HEATER WITH STORAGE TANK	2019
FIRE SYSTEM	2019
MAGNETIC DOOR HOLDERS	2018
FRONT BUILDING COLUMNS	2018
LED LIGHTING RETROFIT	2013

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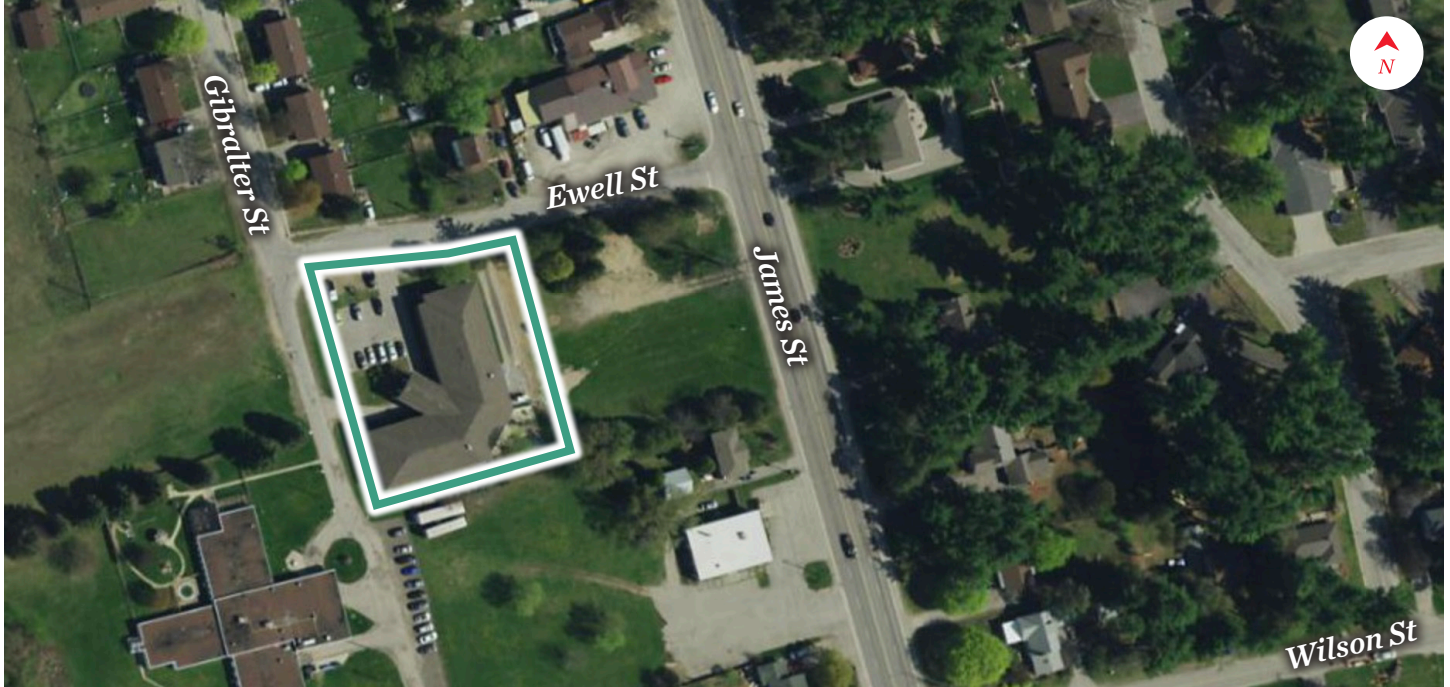
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AERIAL & DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME*

COM \$91,026
CITY \$96,960

TOTAL POPULATION*

COM 8,954
CITY 71,411

EMPLOYMENT*

EMPLOYED 61%
UNEMPLOYED 39%

HOUSEHOLDS NBH*

OWNED 85%
RENTED 15%

**Sourced from GeoWarehouse*

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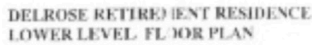


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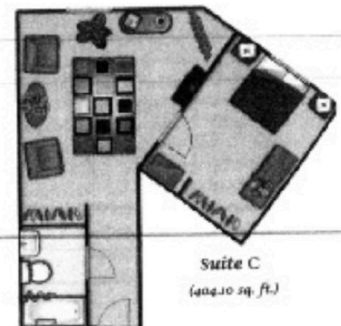
FLOOR PLANS



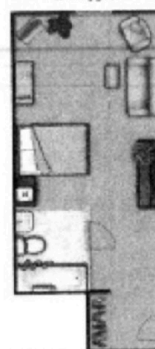
DELROSE RETIREMENT RESIDENCE
MAIN FLOOR PLAN

DELROSE RETIREMENT RESIDENCE
SECOND FLOOR PLAN

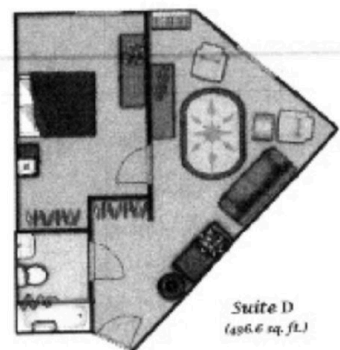
DIAGRAM B

Suite A
(258 sq. ft.)

Suite C
(404.10 sq. ft.)



Suite B (824.3 sq. ft.)



Suite D
(496.6 sq. ft.)

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PROPERTY IMAGES



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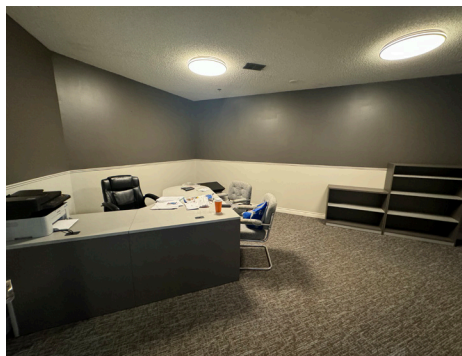
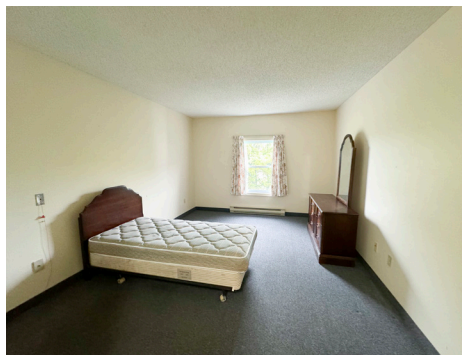


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