



FOR SALE

SELF-STORAGE INVESTMENT OPPORTUNITY

90+ UNITS ON 81 ACRES

**774312 HIGHWAY 10
FLESHERTON, ON**

ASKING PRICE: \$4,999,000





The Opportunity



The Property
Prime Investment and Development Opportunity in Flesherton, Ontario. The Subject Property site is located in a Northwest Flesherton industrial area, just southwest of Highway 10. The Subject Property is improved with a 14,752 square foot self-storage facility. It features three purpose-built self-storage buildings (2 built, 1 assumed built) and 18 portable units. Approx. 94 total rental units. Units are not climate-controlled. The site is irregular-shaped with approximately 1,622 feet on the southeast side of Lagoon Road, with depths up to 1,300 feet, and a total site area of approx. 81.13 acres.



The Location
Grey County offers numerous advantages for both residential living and commercial development. Grey County is experiencing steady population growth, particularly in the younger and senior age groups. This diverse demographic mix creates opportunities for housing and community-focused services Strategic Location: Grey County is within reach of major Ontario hubs like Toronto and Barrie, with excellent connectivity through highways and transit routes, including the Grey Transit Route.

Property Details

Address	774312 Highway 10, Flesherton, ON
PIN	372460112
Legal Descripton	LT 34 RCP 823 ARTEMESIA; PT LT 145-146 CON 1 SWTSR ARTEMESIA AS IN R337748 EXCEPT PT 1 & 3 EXPROP PL 1098; T/W R337753; GREY HIGHLANDS
Major Intersection	Lagoon Road near Highway 10 (just south of Highway 10)
Land Area	81.13 acres
Frontage	1,622 ft
Depth	1,300 ft
Taxes	\$3,500 (2024)
Zoning	C2-168/C2-168-h - Service and Highway Commercial Zone D-093

Site Breakdown

Three purpose-built buildings are of 2006, 2022, and assumed 2023 construction

- Two measure approximately 39.75 ft. x 103.75 ft - 4,124 sq. ft. of building area
- One measures approximately 40 ft x 100 ft - 4,000 sq. ft. of building area built 2006
- Approximately 12,248 sq. ft. of building area within the buildings, including an office/washroom in the 2006-built building.

107 Units Breakdown:

- 18 portable units (8 x 12 ft) with approximately 1,728 sq. ft. of building area, all built 2021 or newer
- 5x10 non-climate - 15 units
- 6x10 non-climate - 8 units
- 8x12 non-climate - 32 units
- 10x15 non-climate - 7 units
- 10x20 F Units - non-climate - 23 units
- 10x25 non-climate - 7 units
- Exterior lighting, no fencing or gate gravel-paved site and driveways



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 774312 Highway 10, Flesherton, Ontario. The Property is offered for sale at a price of \$4,999,000. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be reviewed on an as received basis.

Contact

JOEL GOULDING*

Vice President

+1 416 417 6024

joel.goulding@cushwake.com

TYLER DESJARDINE*

Sales Representative

+1 519 438 5588

tyler.desjardine@cushwakeswo.com

RICHARD BURTON*

Associate Vice President

+1 519 362 7197

richard.burton@cushwake.com

CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO

201-850 Medway Park Drive

London, Ontario N6G 5C6

cushmanwakefield.com

PETER MCGOEY*

Vice President

+1 416 756 5436

peter.mcgoey@cushwake.com

SIMON LEFAVE*

Associate

+1 416 359 2586

simon.lefave@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

161 Bay Street, Suite 1500

Toronto, Ontario M5J 2S1

cushmanwakefield.com

