



FOR SALE | WELL-MAINTAINED OFFICE/RETAIL PROPERTY

Asking Price: \$700,000 | Building Size: 2,430 SF

**11535
LONGWOODS
ROAD**

Delaware, ON N0L 1E0



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$700,000

PROPERTY HIGHLIGHTS

Well-maintained commercial property for sale in the heart of Delaware. Prime exposure on Longwoods Rd, directly across from BJ's Country Market. Property was rezoned for commercial uses in 2022 and includes all required fire separation, sprinklers and emergency lighting to allow for current commercial use. Features open main floor plan, private offices on the 2nd floor, 2 bathrooms and a full kitchen. Partially finished basement not included in the square footage and is ideal for additional storage capacity. Large fully fenced rear yard provides an opportunity for potential expansion of existing building if required. Includes a detached single garage, in addition to angled parking for up to 6 vehicles on the existing driveway. Excellent opportunity for owner-users and investors!

- **Building Area:** 2,430 SF
 - **Zoning:** C1 Village Commercial
- **Frontage:** Approx. 66.18'
 - **Property Taxes:** \$2,780.07 (2024)



Permitted Uses Village Commercial (C1) Zone		
Animal Clinic	bed and breakfast establishment	clinic
day nursery	financial institution	office, general or professional
personal service establishment	restaurant	service shop
store, retail	studio	
* and many more permitted uses		
https://www.middlesexcentre.ca/sites/default/files/2022-11/Zoning%20By-law%20%282005-005%29.pdf		