

FOR SALE

11,286 SF ON 4.834 ACRES



5641 NAUVOO ROAD
WATFORD | ONTARIO

LOCATED ON HIGHWAY 402, CLOSE PROXIMITY TO US BORDER



PROPERTY HIGHLIGHTS

This is a unique opportunity to purchase 4.834 acres close to Highway 402, near the U.S. border via Sarnia. Offering high visibility, border proximity and significant development potential through a court-appointed receivership sale.

Total Building Size:	Warehouse 1: 7,000 sf (vacant) Warehouse 2: 3,400 sf (fully leased) Total: 11,286 sf
Office Size:	744 sf
Site Area:	4.834 acres
Clear Height:	13'
Utility Services:	Municipal water & septic
Asking Rate:	Speak to listing team
Taxes (2024):	\$10,561.21
Zoning:	C2-1 (highway commercial)
Legal Description:	Pt Lt 18 Con 3 Ser Warwick Pt 1, 25r5230; Warwick



DOWNLOAD CONFIDENTIALITY AGREEMENT
FOR DATA ROOM ACCESS



DEMOGRAPHIC STATISTICS



1,861
POPULATION
Within 5 Miles



\$91,044
AVG. INCOME
Within 5 Miles



60%
AVG. EMPLOYMENT RATE
Within 5 Miles



42
AVG. AGE
Within 5 Miles

3,686
POPULATION
Within 10 Miles

\$98,058
AVG. INCOME
Within 10 Miles

62%
AVG. EMPLOYMENT RATE
Within 10 Miles

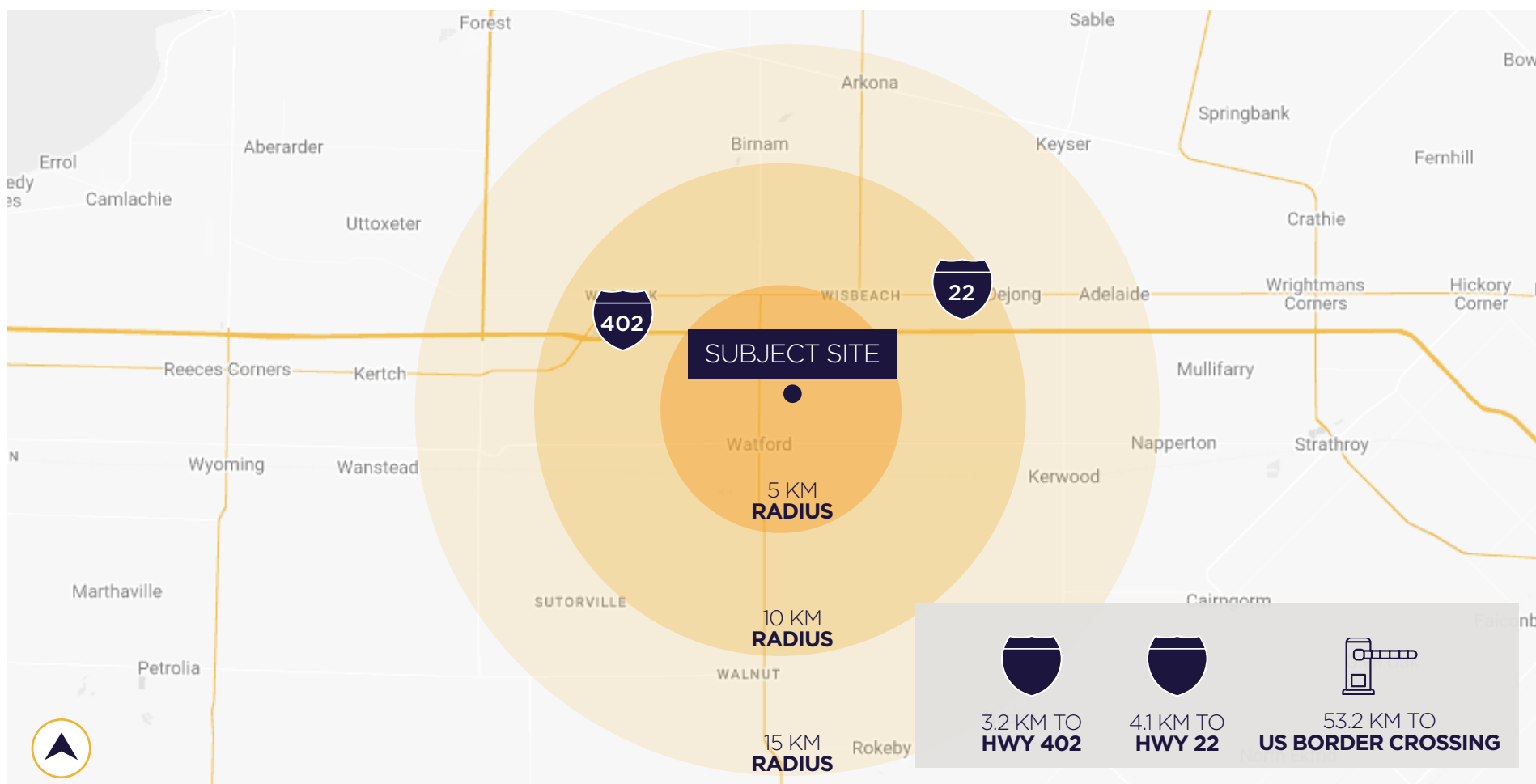
41
AVG. AGE
Within 10 Miles

6,818
POPULATION
Within 15 Miles

\$102,664
AVG. INCOME
Within 15 Miles

62%
AVG. EMPLOYMENT RATE
Within 15 Miles

41
AVG. AGE
Within 15 Miles



ZONING:

C2-1

The following are permitted uses in the C2-1 (highway commercial) variation:

- Agricultural Implement Sale
- Agricultural Service Establishment
- Agricultural Supply Establishment
- Animal Hospital
- Auction Hall
- Bakery
- Bonded Warehouse
- Building or Contracting Establishment
- Commercial Recreation Establishment
- Commercial Storage
- Dry Cleaning Establishment
- Farmers Market
- Flea Market
- Garden Centre
- Gas Bar
- General Industrial Use
- Golf Driving Range
- Health Club
- Health/Recreation Facility
- Hotel
- Light Industrial Use
- Laundromat
- Marine Sales and Service Establishment
- Motel
- Motor Vehicle Sales Establishment
- Motor Vehicle Service Establishment
- Motor Vehicle Repair Establishment
- Motor Vehicle Washing Establishment
- Parking Lot
- Personal Service Establishment
- Place of Entertainment
- Private Club
- Service and Repair Shop
- Travel Trailer Sales Establishment
- Truck Transport Terminal
- Warehouse



OFFERING PROCESS

TERMS OF SALE:

Cushman & Wakefield ULC., Brokerage (the “Advisor”) has been retained by msi Spergel Inc. (“Receiver”), solely in its capacity of Court-Appointed Receiver, to offer for sale 5641 Nauvoo Road, Watford, ON (the “Property”).

Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES:

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information.

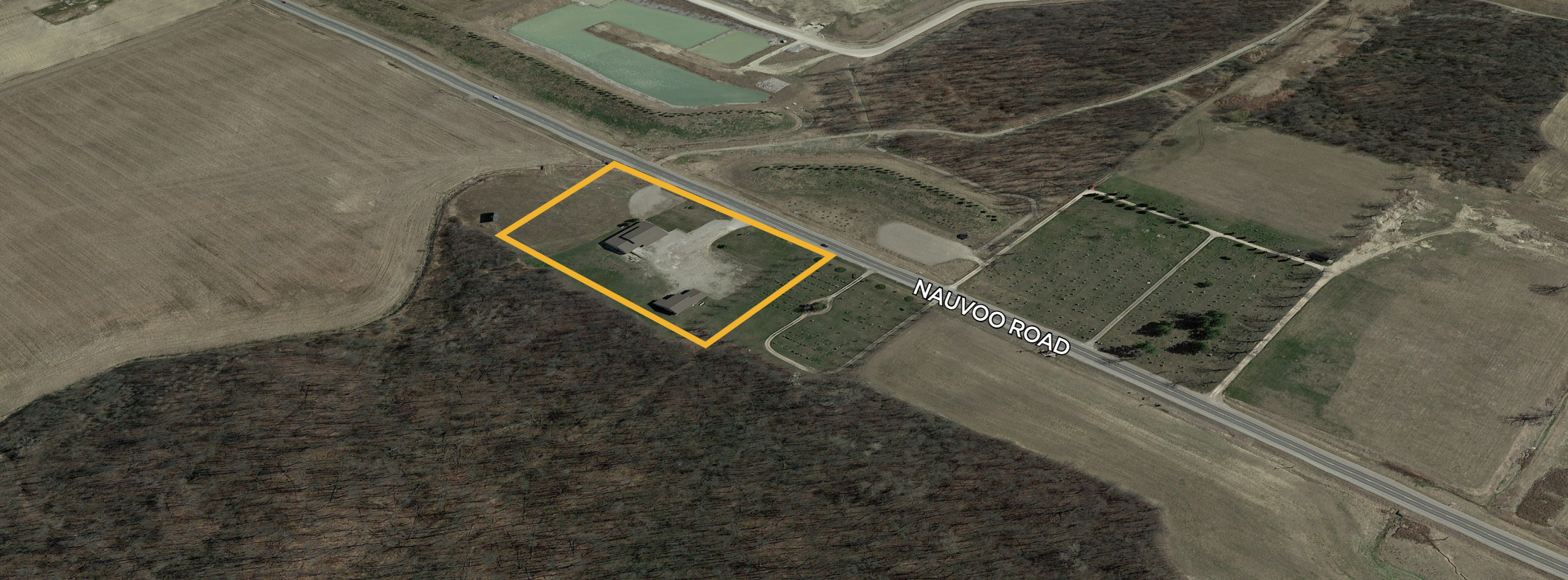
The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY:

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

ONLINE DATA ROOM:

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.



CONTACT INFORMATION



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