

FOR SALE | PRIME RETAIL BUILDING AND GAS BAR Asking Price: \$3,800,000 | Building Area: 18,752 SF



Southwestern Ontario

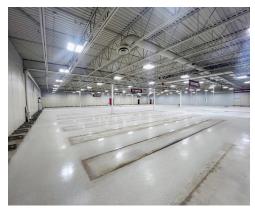
ASKING PRICE: \$3,800,000

PROPERTY HIGHLIGHTS

Prime 18,752 square foot commercial retail building and gas bar, situated on 4 acres of land in a prominent commercial corridor in Listowel, Ontario. This property offers excellent visibility and is ideally suited for a variety of commercial retail uses. While the building is currently vacant, it benefits from a long-term lease with the gas bar. Don't miss this unique opportunity!

- Building Area: 18,752 SF
- Site Area: 4 Acres
- Property Taxes: \$50,093.64 (2024)
- Zoning: C3-1 Highway Commercial Permits a wide range of retail, service, and office-related uses
- Grade Level Door: 1
- Clear Height: 12'
- Power:
 - » 200 Amp
 - » 600 Volt
- · Building is sprinklered











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