



FOR SALE | PRIME RETAIL BUILDING AND GAS BAR

Asking Price: \$3,800,000 | Building Area: 18,752 SF

**1105 WALLACE
AVENUE NORTH**

Listowel, ON



**CUSHMAN &
WAKEFIELD**

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



JAMESON LAKE

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Southwestern Ontario

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