



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**412 ST GEORGE STREET SOUTH**

*Dresden, ON*



## PRIME COMMERCIAL RETAIL PROPERTY AVAILABLE

### ASKING PRICE

**\$525,000**

### BUILDING AREA

**3,602 SF**

### SITE AREA

**0.134 ACRES**

#### MICHAEL JOHNSON

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#### GEORGE KERHOULAS

*Sales Representative*  
519 931 2181

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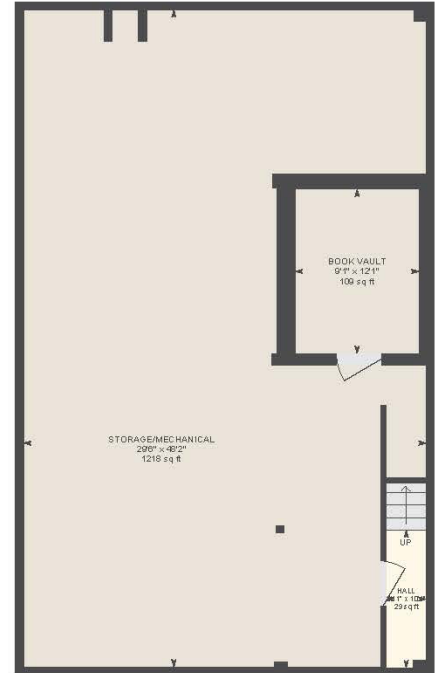
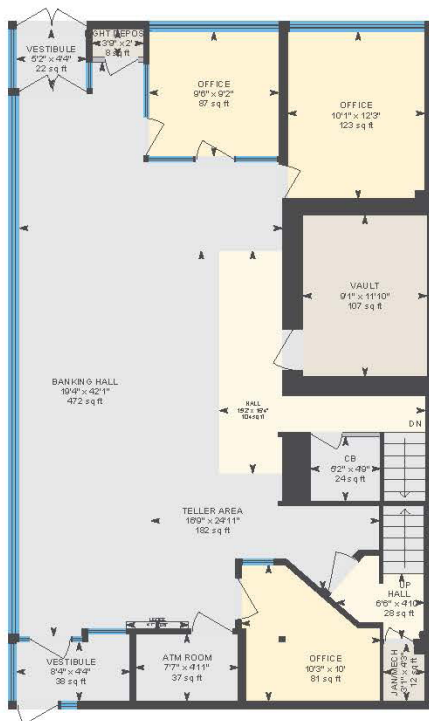
**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**  
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# ABOUT THE PROPERTY

Prime commercial property available for sale in the heart of Dresden, ON. Former TD Bank branch, includes one storey of above-ground commercial space and a finished basement. Parking lot at the back of the building. Situated on Dresden's main commercial strip. Great opportunity for investors and/or owner-users.

- **Zoning:** UC(CBD)
- **Parking:** 5 spaces available on site
- **Taxes:** \$6,470.79 (2024)
- Nearby tenants include Foodland, Home Hardware, Subway and many more



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