



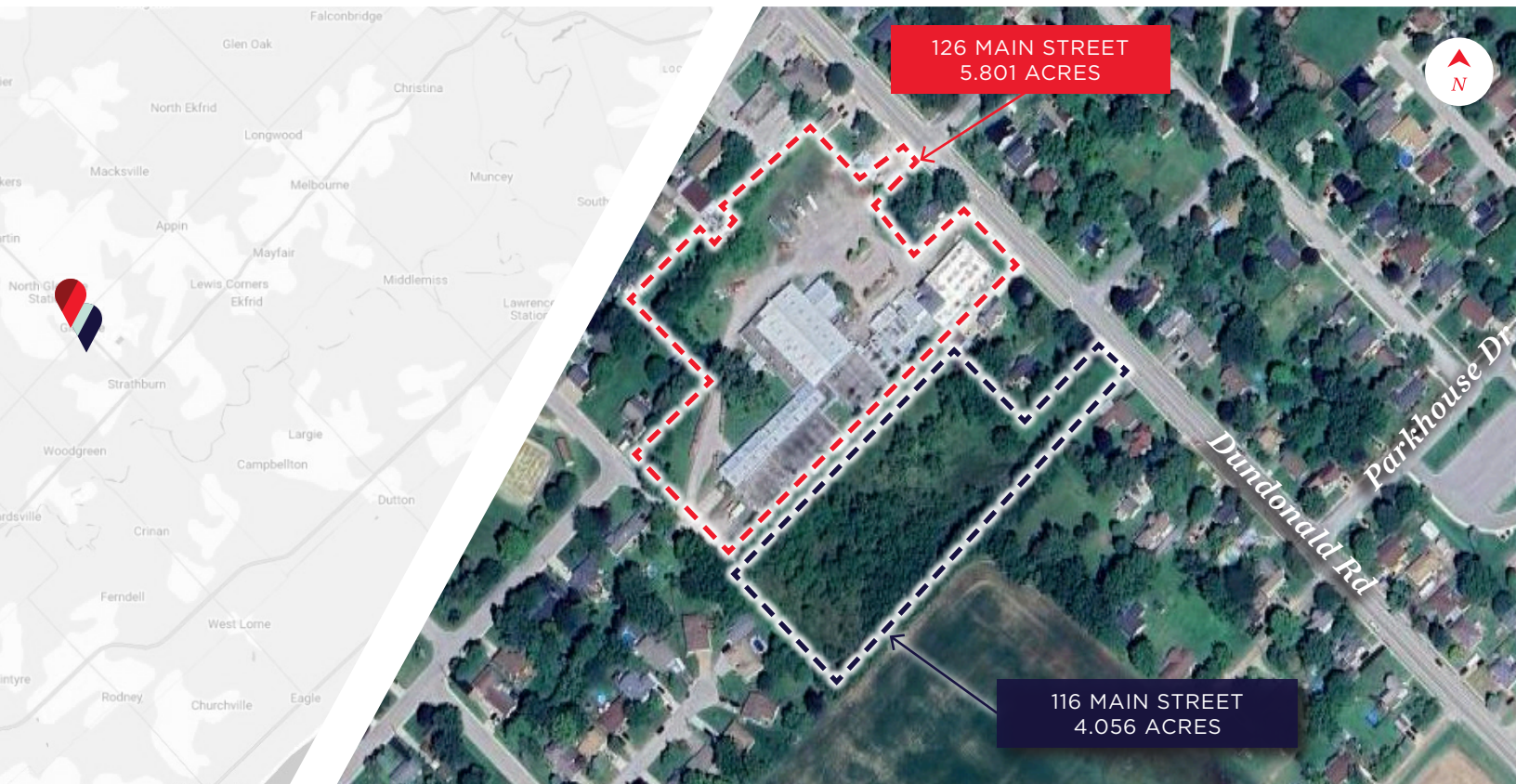
**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario

**FOR SALE**

**116 MAIN STREET & 126 MAIN STREET**

*Glencoe, ON*



**PRIME VACANT DEVELOPMENT LAND/FREE STANDING INDUSTRIAL  
BUILDING**

**BUILDING AREA**

**78,000 SF**

**SITE AREA**

**9.857 ACRES**

**ZONING**

**M1/FR-H-2**

**CAN BE PURCHASED INDIVIDUALLY OR AS A PACKAGE\***

**TYLER DESJARDINE**

*Sales Representative*

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# ABOUT THE PROPERTY

Excellent Owner/User or Investment Opportunity. Presenting a rare opportunity, these two adjacent parcels are comprised of prime vacant development land along with a free-standing industrial/manufacturing/warehouse building in Glencoe, ON. The building boasts impressive features including generous clear height, convenient dock and grade loading facilities, and is equipped with sprinkler systems for added safety. The adjacent lot can also be acquired which benefits from favourable zoning, an ideal residential development site situated in a growing town that sits halfway between the cities of London and Chatham Ontario.

- **116 MAIN ST:**

- **Asking Price:** \$695,000
- **Site Area:** Approx. 4.056 Acres
- **Zoning:** FR-H-2- Future Residential Holding Provision
- **Frontage:** Approx. 77' on Main St
- **Taxes:** \$841.61(2024)
- Relatively flat, irregular shaped site and mainly cleared
- An ideal residential development site situated in a growing town that sits halfway between the cities of London and Chatham in Ontario

- **126 MAIN ST:**

- **Asking Price:** \$2,999,999
- **Site Area:** 5.801 Acres

- \* **Total Building Area: 78,000 SF**

- » **Industrial Area:** 65,800 SF
- » **Retail Area:** 8,700 SF
- » **Office Area:** 3,500 SF

- **Dock Level Doors:** 3

- **Drive-In Level Doors:** 2

- **Grade Level Doors:** 2

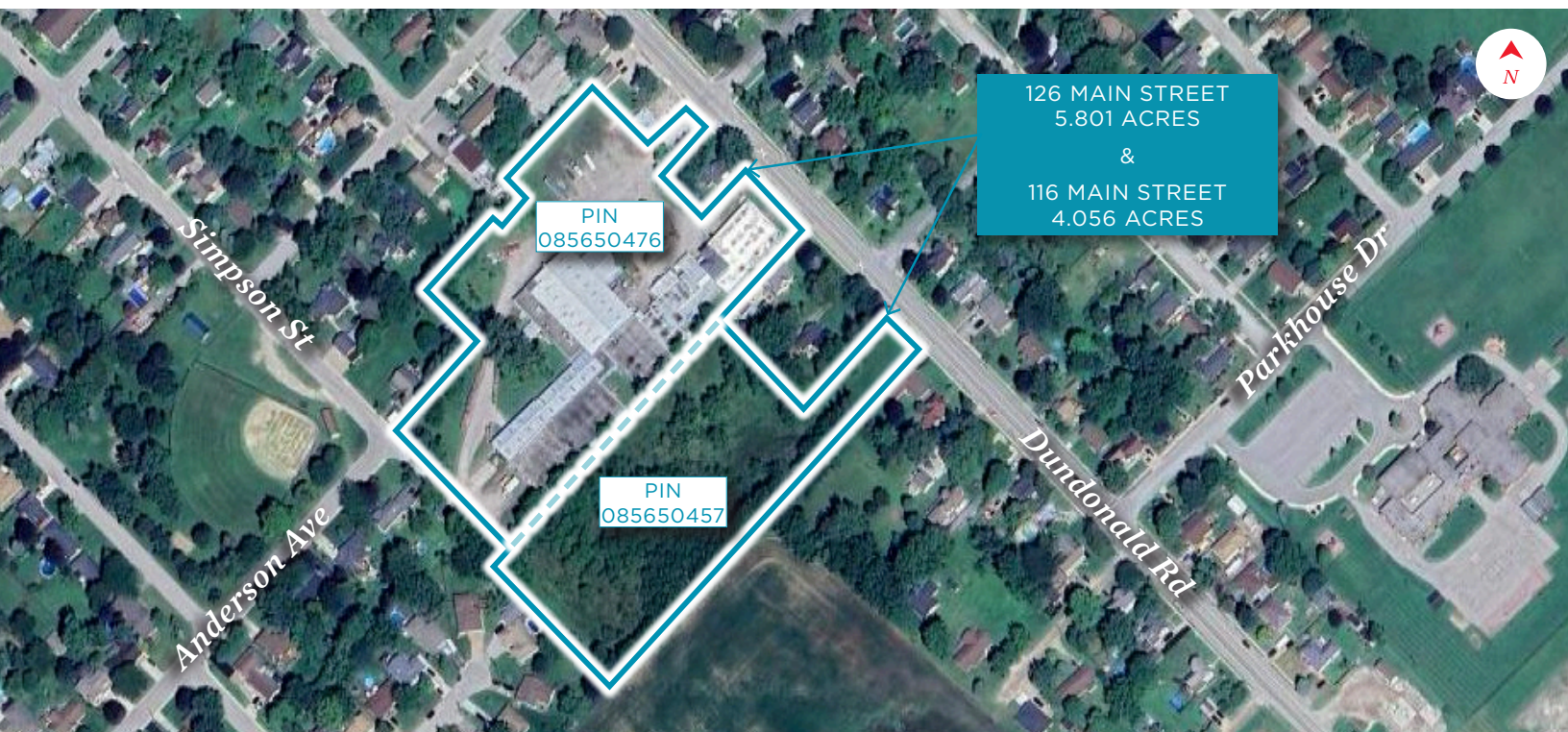
- **Clear Height:**

- » **Primarily Approx. 10'-12'**
- » **One Section Approx. 16'-17'**

- **Heating:** Gas

- **Zoning:** M1 - General Industrial

- **Total Combined Taxes:** \$34,025.16 (2024)



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