



63 Charles Street East, Ingersoll, ON N5C 1J5

Prime Retail Space For Sale

Rare opportunity to own a fully renovated, standalone commercial building in the heart of downtown Ingersoll. Prime location with excellent exposure and endless possibilities.

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A Turnkey Property with Huge Income Potential

ATTENTION INVESTORS! Rare opportunity to own a fully renovated, standalone commercial building (zoned with potential for residential conversion) in the heart of downtown Ingersoll. Prime location with excellent exposure and endless possibilities. Currently operating as a full-service salon and day spa, this 2-storey building - each floor with its own HVAC system - offers versatility for continued use, conversion to a medical spa, professional offices, or multi-unit rental setup. Approx. 3,400 sq. ft. across main and second floors plus 1,600 sq. ft. finished basement (total 5,000 sq. ft.). Updated throughout with modern finishes and mechanicals. Ample parking nearby. A turnkey property with huge income potential.

For Sale
\$1,190,000
CAD

Total Area	5,000 Sq Ft
Retail Area	3,400 Sq Ft
Zoning	CC / C5
Utilities	Available
Water	Municipal
A/C	Yes
Parking	Yes
Heat Type	Gas Forced Air Open

Location Overview

Minutes to Highway 401
Prime Connectivity to
London, Woodstock and
Kitchener-Waterloo Area

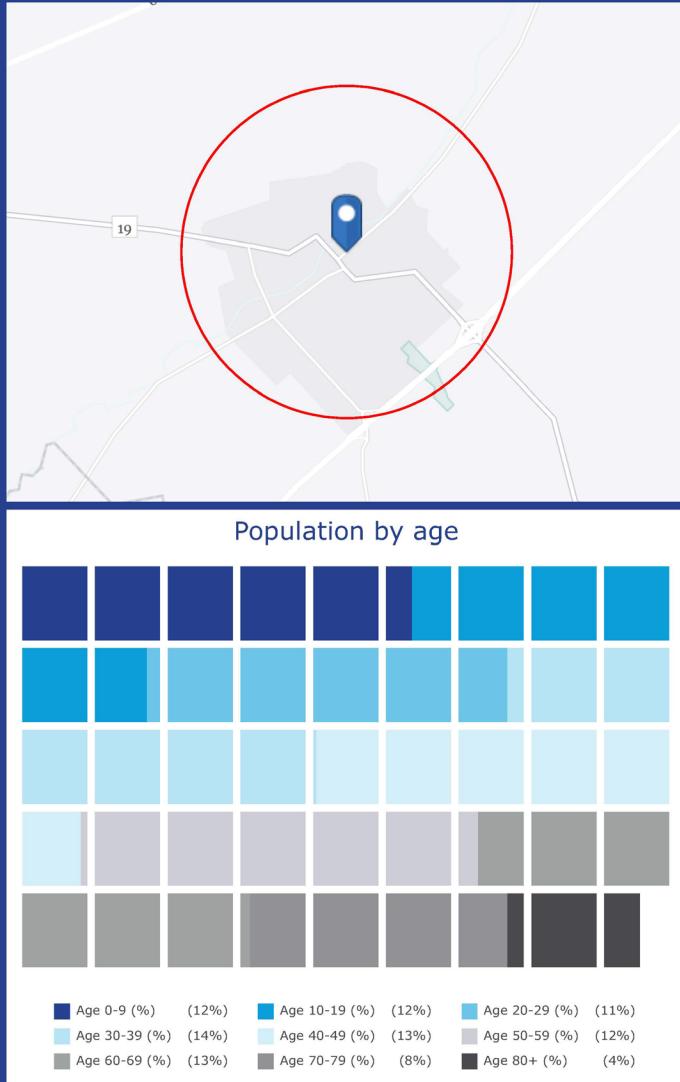
Located in the heart of downtown
Ingersoll with excellent exposure.
Steps to Main/Thames Street
businesses, services, and the VIA
Rail Ingersoll Station.

Direction: Take Exit 218 (Harris St /
Hwy 19) from the 401, head north
into Ingersoll, then turn left on
Charles St E - #63 is on the right.

- Highway 401:
3.0 km 4 mins drive
- London ON: 32 km
- Woodstock: 15.6 km
- Kitchener-Waterloo: 74.2 km
- Toronto: 159 km



Market Update & Demographics



Envionics, Envionics 2021 Time Series

Demographic Trends & Key Indicators

63 Charles St E, Ingersoll, Ontario, N5C 1J5 | 3 km radius

16,396 Population 6,513 Households 2.5 Avg Household Size 40.7 Median Age CA\$104,459 Median Household Income 77.3% Tenure: Owned 9,155 Workforce Population 8,471 Employed 684 Unemployed

Average Annual Household spending



CA\$141,932 Household Expenditures



CA\$22,908 Principal Accommodation (Shelter)

Population by Generation



1,299
Silent Generation: born 1945 and before



3,935
Baby boomers: born between 1946 and 1964



3,115
Generation x: born between 1965 and 1980



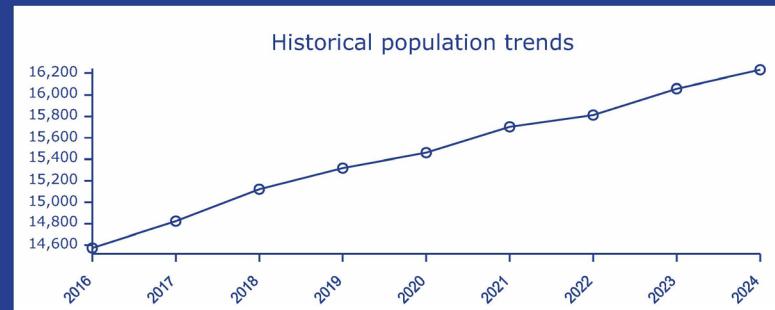
3,310
Millennials: born from 1981 to 1998



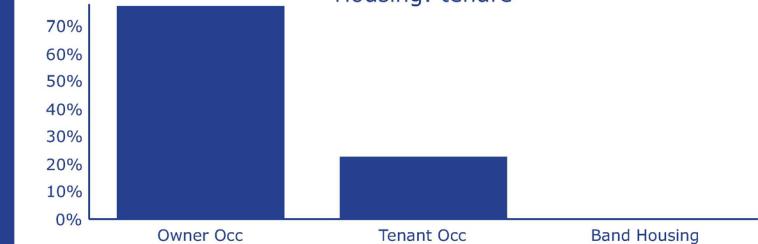
3,775
Generation z: born from 1999 to 2016



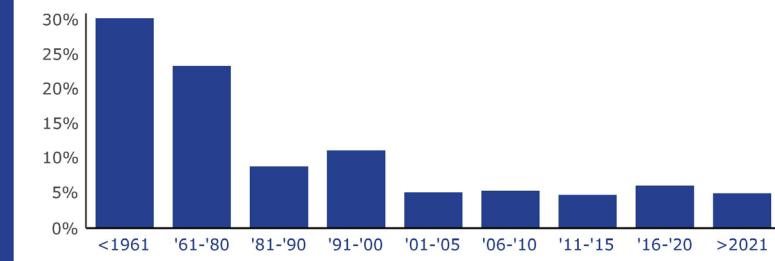
963
Alpha: born 2017 to present



Housing: tenure



Housing: Year of construction

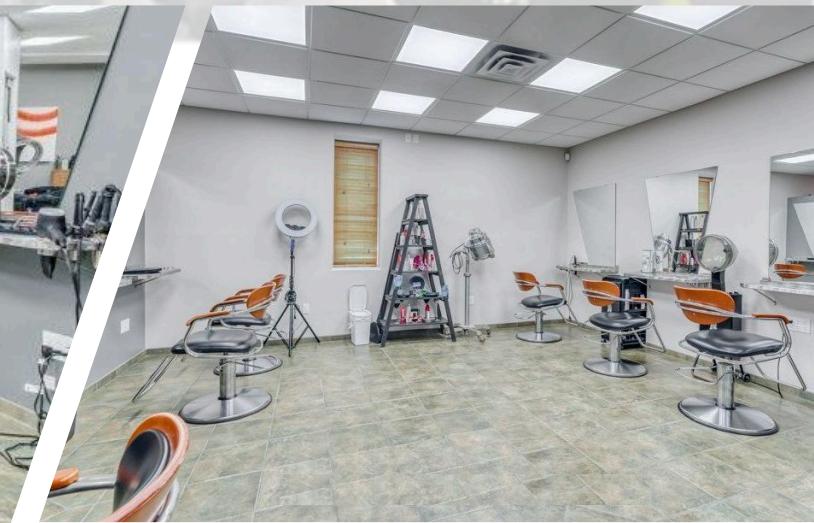


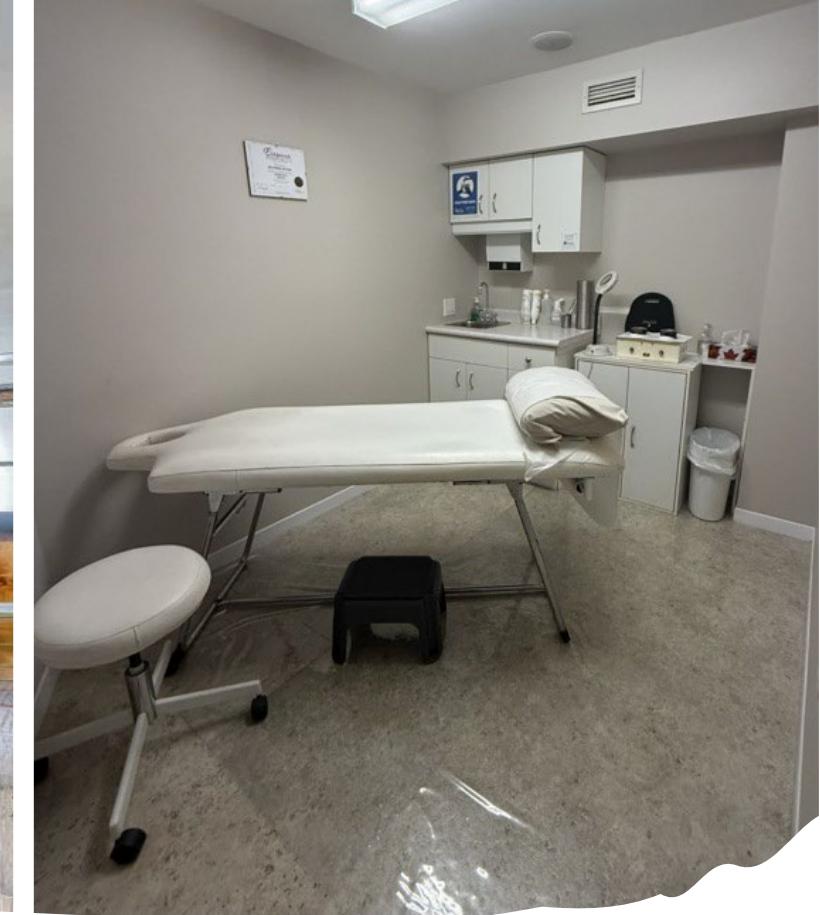
Photos – Exterior





Photos – Main Floor





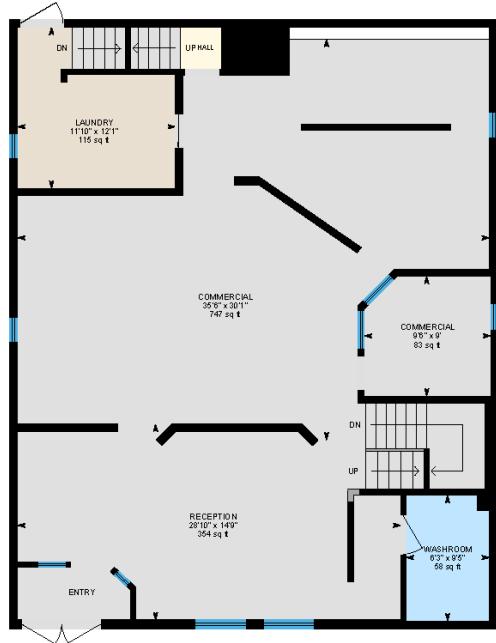
Photos - 2nd Floor

Floor Plan - Overview

*see separate document for detailed floor plan

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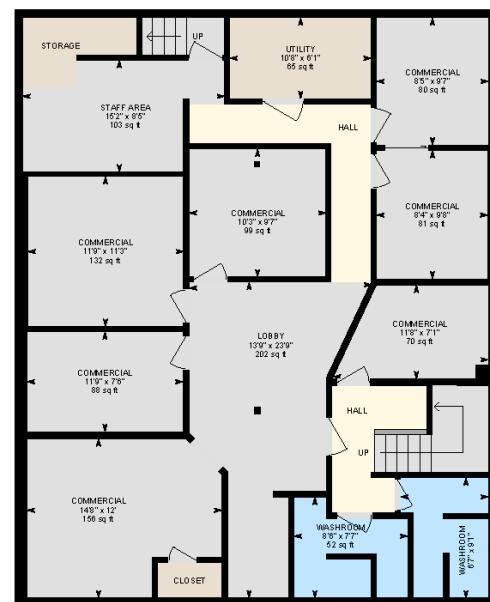
Main Building: Total Exterior Area Above Grade 3397.73 sq ft



Main Floor
Exterior Area 1660.03 sq ft



2nd Floor
Exterior Area 1737.70 sq ft



Basement (Below Grade)
Exterior Area 1607.88 sq ft



PREPARED: 2023/04/03

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Zoning: CC / C5

According to the Town of Ingersoll Zoning By-law No. 04-4160, the Central Commercial (CC) zone covers the downtown commercial core. Within the CC zone, permitted uses are broad and include (highlights):

Retail & service: retail store, convenience store, business or professional office, personal service establishment, studio, printing shop, fitness club, laundromat, commercial school, service shop, hotel/motel, theatre/cinema, microbrewery, veterinary clinic, bank/financial institution, restaurant/eating establishment.

Civic & assembly: assembly hall, recreation (indoor), government admin office, public library, place of worship, public use (per s.5.22).

Residential permissions (mixed-use): apartment dwelling, multiple-unit dwelling, converted dwelling (<4 units), long-term care facility, special needs home, a dwelling unit in the upper portion of a non-residential building (i.e., residential above commercial). Note: ground-floor, all-residential immediately adjacent to Thames Street is restricted.



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