



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.

Chris Kirwin AACI, SIOR

President | Broker of Record
+1 519 438 4300 x 201
chris.kirwin@colliers.com

Nik Kapur

Sales Representative
+1 519 438 4300 x 222
nik.kapur@colliers.com

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63 Charles Street East, Ingersoll, ON N5C 1J5

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

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Location Overview

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

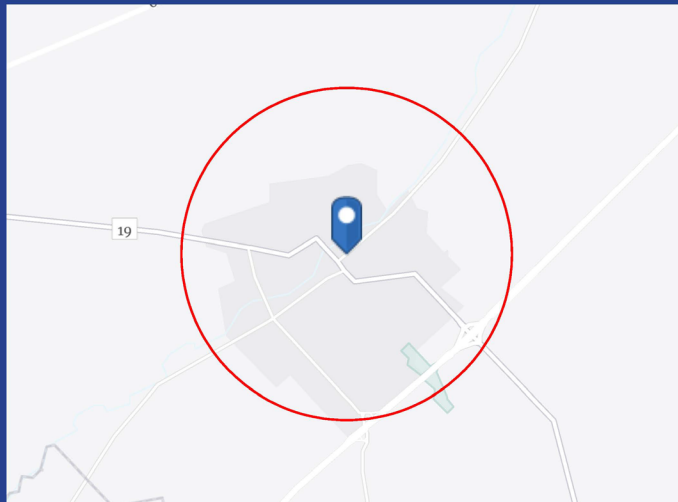
Located in the heart of downtown
Ingersoll with excellent exposure.
Steps to Main/Thames Street
businesses, services, and the VIA
Rail Ingersoll Station.

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



Demographic Trends & Key Indicators

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

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

Average Annual Household spending



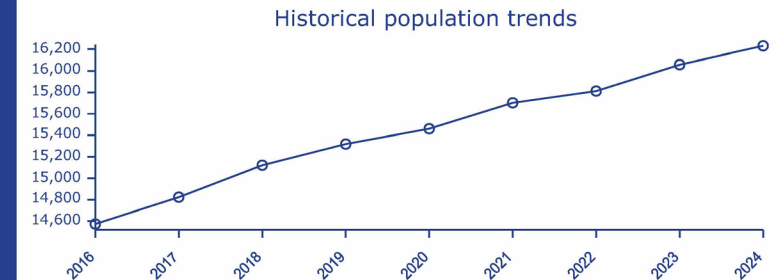
CA\$141,932

Household Expenditures

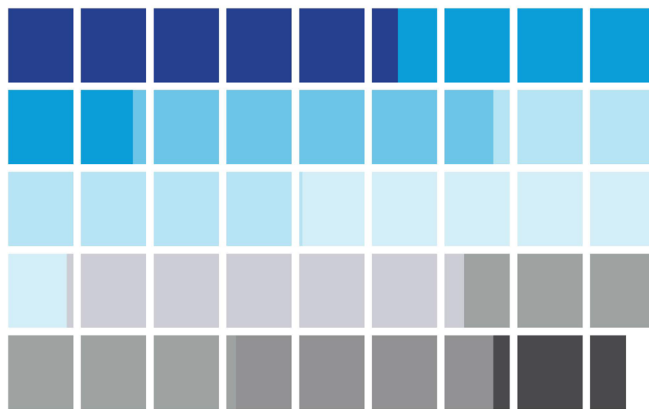


CA\$22,908

Principal Accommodation (Shelter)



Population by age



Age 0-9 (%)	(12%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(11%)
Age 30-39 (%)	(14%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(12%)
Age 60-69 (%)	(13%)	Age 70-79 (%)	(8%)	Age 80+ (%)	(4%)

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



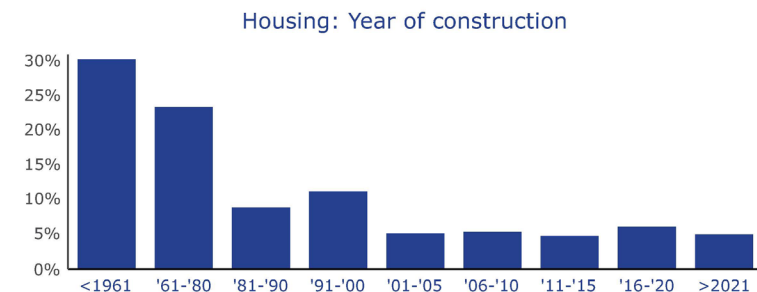
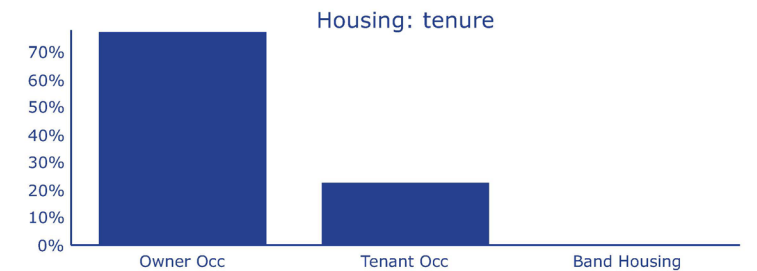
3,775

Generation z: born from 1999 to 2016



963

Alpha: born 2017 to present



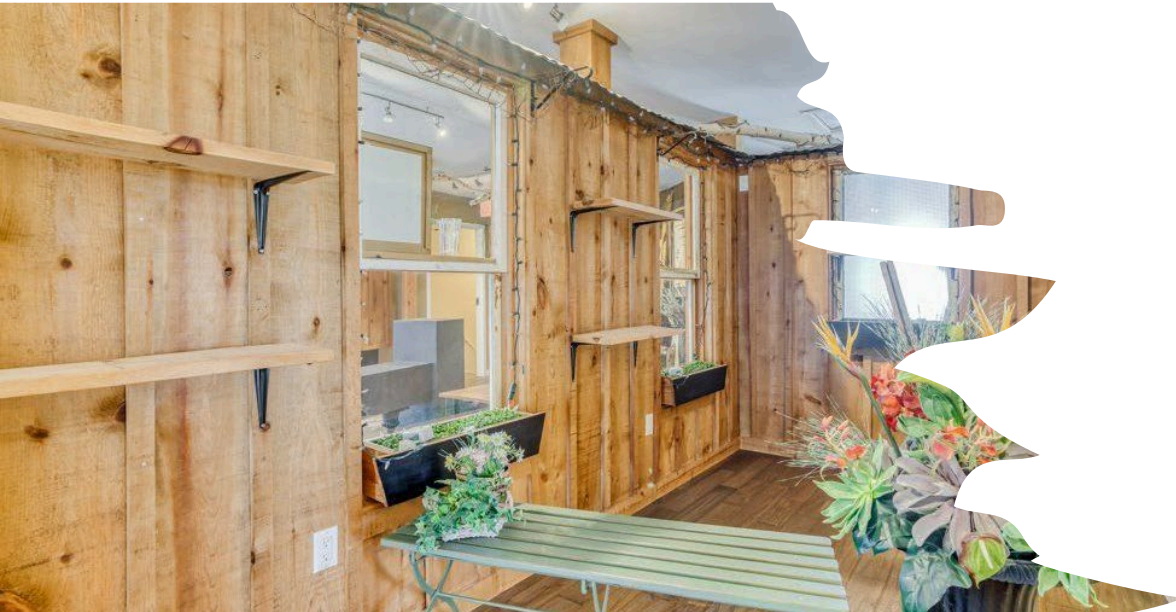
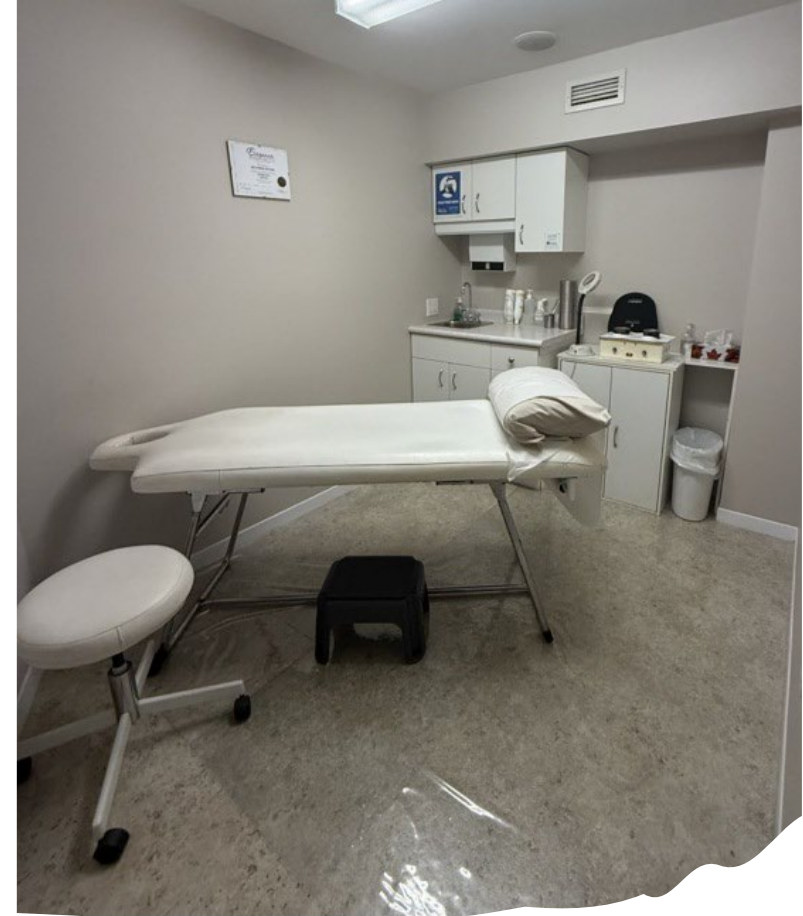
Photos – Exterior





Photos – Main Floor





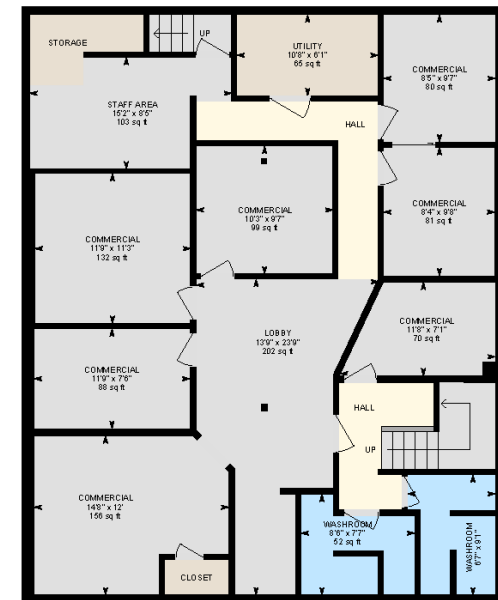
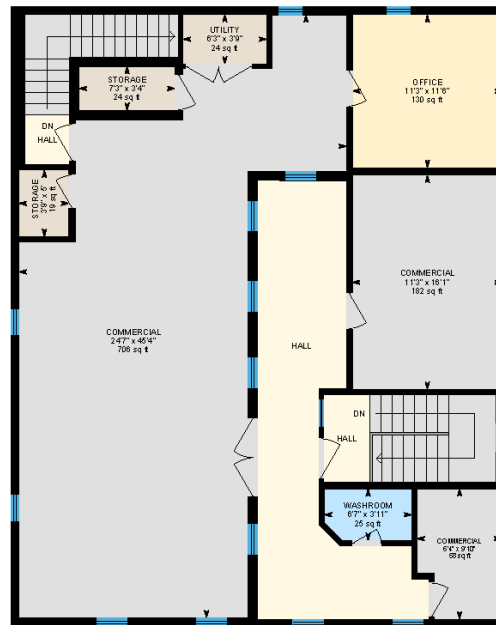
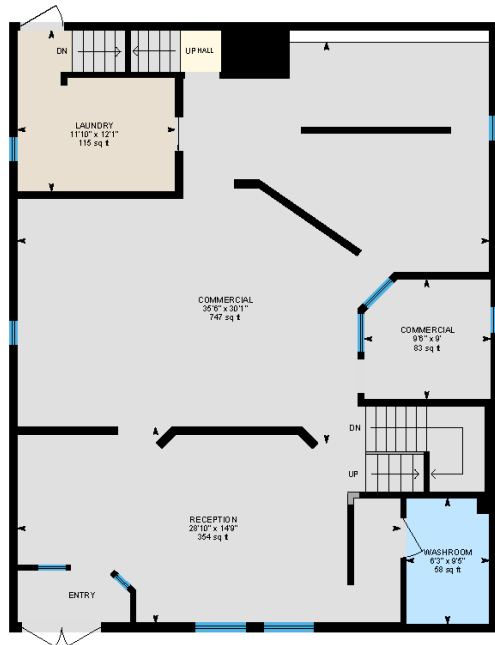
Photos – 2nd Floor

Floor Plan - Overview

*see separate document for detailed floor plan

63 Charles St E, Ingersoll, ON

Main Building: Total Exterior Area Above Grade 3397.73 sq ft



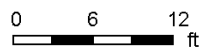
Main Floor
Exterior Area 1660.03 sq ft



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.

Contact us



Chris Kirwin, AACI, SIOR
President
Broker of Record
519 438 4300 EXT 201
chris.kirwin@colliers.com



John Arnoldi
Executive Vice President
Sales Representative
519 643 3733
john.arnoldi@colliers.com



Matt Chambers
Vice President
Sales Representative
519 438 4300 EXT 203
matt.chambers@colliers.com



Chris Burgard
Vice President
Sales Representative
519 438 4300 EXT 202
chris.burgard@colliers.com



David Leeming
Senior Vice President
Land & Development Services
705 532 1175 EXT 215
david.leeming@colliers.com



Lisa Lansink, BA
Vice President Broker
519 438 4300 EXT 205
lisa.lansink@colliers.com



Lisa Handa, P. ENG.
Associate Vice President
Sales Representative
519 438 4300 EXT 206
lisa.handa@colliers.com



Eric Heizer
Associate Vice President
Sales Representative 519
438 4300 EXT 204
eric.heizer@colliers.com



Bryan VanAcker
Associate Vice President
Sales Representative
519 438 4300 EXT 207
bryan.vanacker@colliers.com



Knute Dohnberg
Sales Representative
705 532 1175 EXT 210
knute.dohnberg@colliers.com



Wayne DeVries
Broker
519 438 4300 EXT 216
wayne.devries@colliers.com



Sunny Wiles
Vice President
Sales Representative
705 532 1175 EXT 212
sunny.wiles@colliers.com



Dylan Hughes, MBA
Sales Representative
519 438 4300 EXT 214
dylan.hughes@colliers.com



Amar Aulakh
Associate Vice President
Sales Representative
519 438 4300 EXT 223
amar.aulakh@colliers.com



Nik Kapur
Sales Representative
519 438 4300 EXT 222
nik.kapur@colliers.com



Oliver Zhang
Marketing Coordinator
519 438 4300 EXT 220
oliver.zhang@colliers.com



Sylvia Heiber, MBA
Accountant
519 438 4300 EXT 222
sylvia.heiber@colliers.com



Meagan Brignell
Deal Administrator, Exec. Assistant
519 438 4300 EXT 221
meagan.brignell@colliers.com

Colliers Canada | London

Colliers Southwestern Ontario, Brokerage
649 Colborne Street, Ste. 200
London, On N6A 3Z2
+1 519 438 4300

Colliers Canada | Collingwood

393 First Street, Ste. 307
Collingwood, ON L9Y 1B3
+1 705 432 1175