

EXCLUSIVE LISTING



**186 Talbot St S
Essex, ON N8M
1B6**

**MEDICAL CENTRE
INVESTMENT OPPORTUNITY**

**20,000
SQUARE FEET**

FOR SALE

ESSEX MEDICAL CENTRE IS A FULL SERVICE MEDICAL OFFICE BUILDING DELIVERING COMPREHENSIVE HEALTHCARE.

FULLY LEASED MEDICAL BUILDING WITH A + + + TENANTS.

20,000 SQUARE FEET OF WELL MAINTAINED AND NEWLY RENOVATED SPACE.

CLINIC IS STRATEGICALLY POSITIONED IN THE CENTRE OF ESSEX COUNTY.

AVAILABILITY: TBD

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186 Talbot St S

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Inc. Brokerage**
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Toronto, ON M6k1l6

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MEMBER

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SOLID TURN-KEY INVESTMENT

Essex Medical Centre is a fully leased 20,000 square foot medical building sitting on 1.73 acres of land (MPAC). The medical office building is extremely well located in the middle of Essex County serving Essex, Windsor, LaSalle, Amherstburg, Leamington, Kingsville, Lakeshore, and Harrow. The population of Essex County is estimated to be 430,000 (2021 census)

This full service medical office building offers the following services:

- Walk-in clinic
- Pharmacy
- Lab
- Diagnostics Imaging (X-ray, Ultrasound)
- Cardiologist
- Hearing Centre
- Physiotherapy
- Dentist
- Family Practices
- Nurse Practitioner

HIGHLIGHTS

BUILDING SIZE	20,000 SQUARE FEET
LOT SIZE	1.73 ACRES (MPAC)
FRONTAGE	219 FEET
PARKING	99 SPACES
PRICE	Call Listing Agent
TAX	\$ 59,124.13 (2023)

RECENT UPGRADES

- Key FOB entry system
- Tenant hydro metering system
- Roof (2018)
- HVAC (2018)

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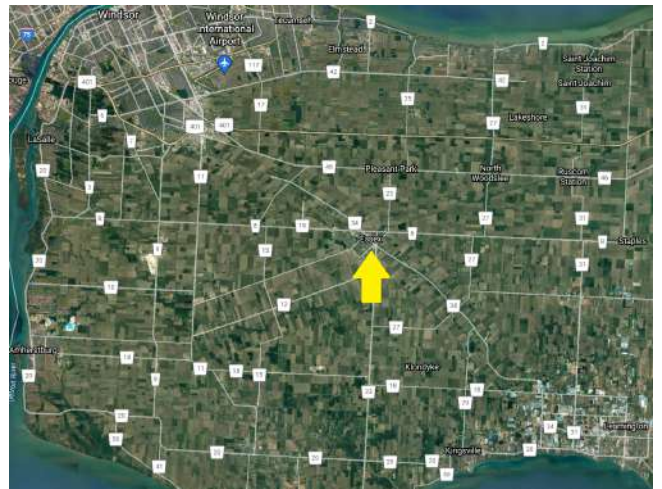
LOCATION

STRATEGIC CENTRAL POSITIONING IN ESSEX COUNTY

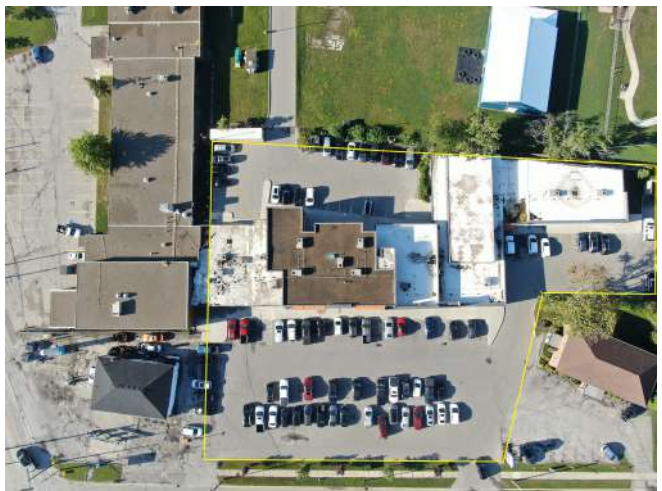
DEMOGRAPHICS:
POPULATION ESSEX COUNTY (INCLUDING WINDSOR) - 430,000 (2021 census)

AGE GROUPS:

0-17 years	81,740	(20.5%)
18-64 years	246,770	(69.1%)
65+ years	70,440	(17.7%)



Potential to expand site with adjacent assembly.



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BRK56242

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TENANT LIST

The Essex Medical Centre is fully tenanted with A+ + + tenants. Most leases are NET NET NET 10 year leases with options to extend.

Essex Walk-In Clinic
Brady's Drugstore Essex
Clear Imaging
Life Labs
Essex Family Dental
Helix Hearing
Sabga Physiotherapy
Windsor Heart Institute
Essex County Nurse Practitioner
Dr Butler - Family Practice
Dr Ratwatte - Family Practice

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