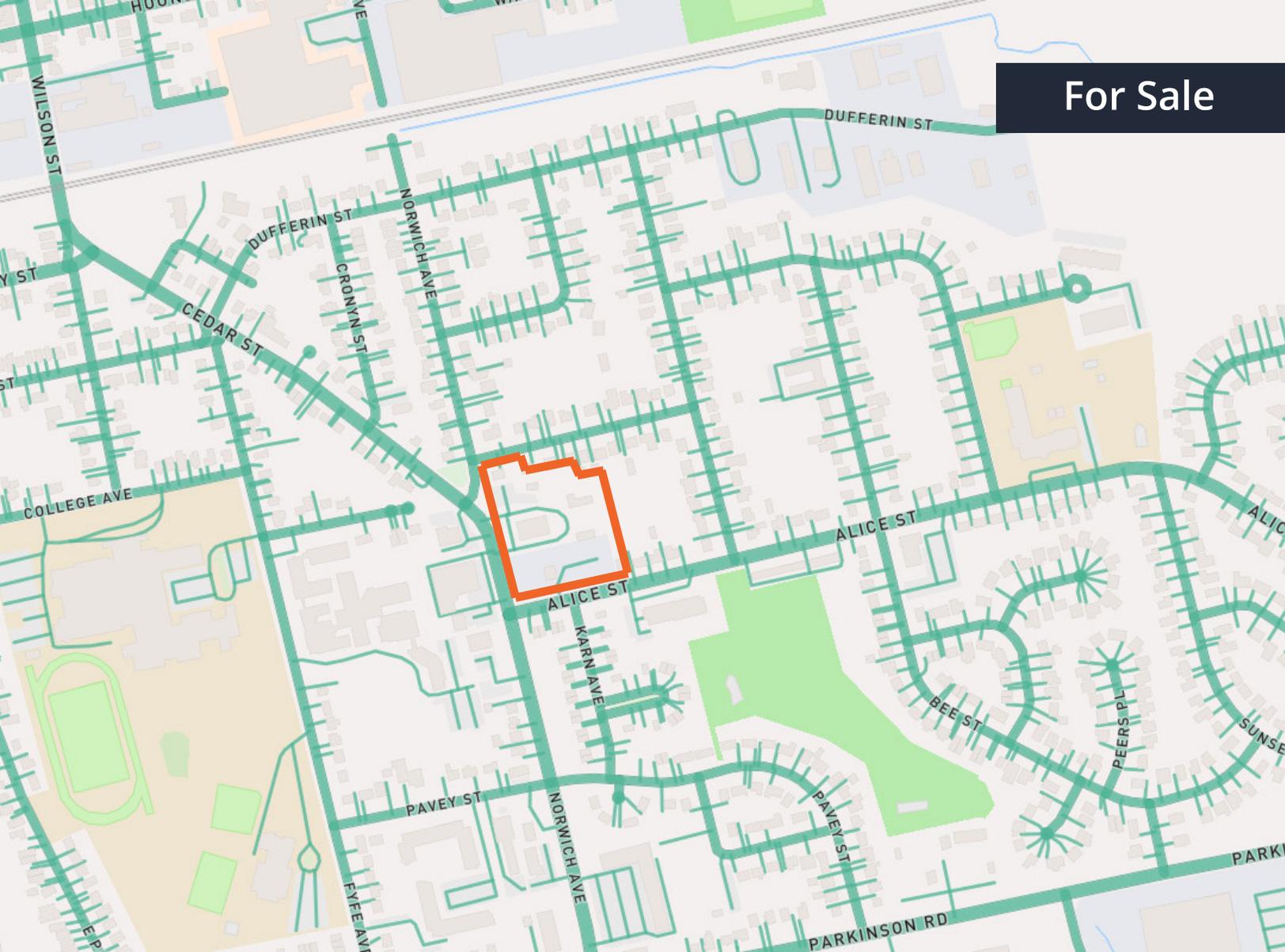


For Sale



## 2.92 Acre Land Assembly

223-235 Norwich Avenue & 813 Alice Street  
Woodstock ON

- Great location with two road frontages
- Public transportation at the doorstep
- Close to the hospital, schools, parks, restaurants and major box stores
- Infill development site only 1.5 km north of Highway 401
- Highway commercial zone with multi-family development potential

### Get More Information

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# The Opportunity

The property provides an excellent opportunity for redevelopment.

## Commercial Redevelopment

The Official Plan designates the property as an “service commercial area’ allowing for a broad range of uses. Generally, service commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide-ranging market area. Service commercial areas will have direct access to an arterial or collector road. The subject site offers both an arterial and collector road and has an annual average daily traffic count (AADT) of 15,223 vehicles\*.

The intent of the Service Commercial designation is to promote a nodal or clustered form of development by facilitating the grouping of commercial uses into integrated forms of development that have common access points and parking facilities.

## Residential Redevelopment

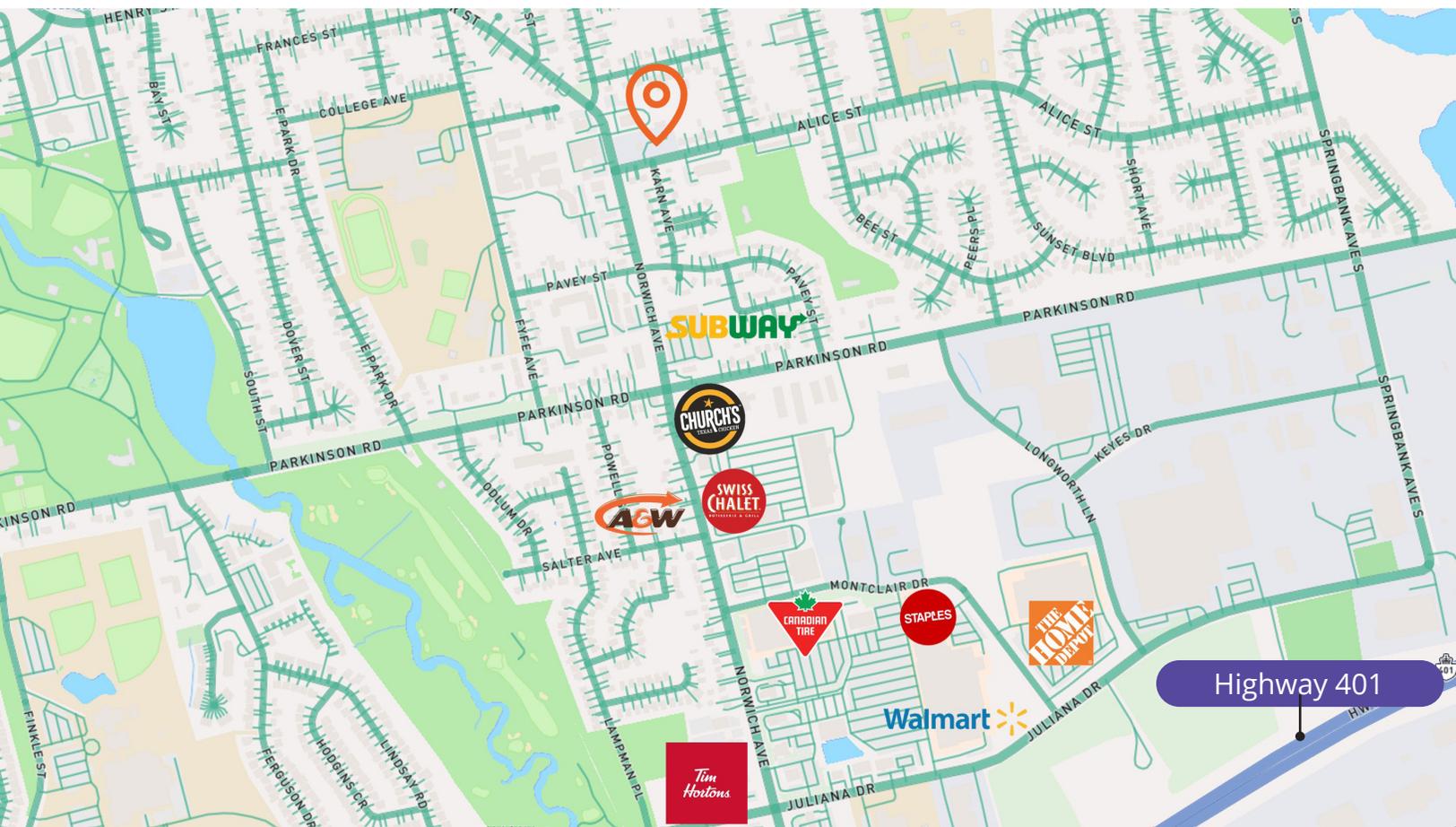
The property’s location is exceptional and offers a visionary buyer the opportunity to apply for an OPA and rezoning to permit a higher density residential development. The property is close to numerous parks and open spaces, schools and the Woodstock Hospital. Driving 1.5 km south on Norwich Avenue you pass by big box developments such as Home Depot, Walmart Superstore, Canadian Tire Corporation and Staples before having direct access to Highway 401.

Recent discussions with the Manager of Development Planning for the County of Oxford suggest there may be an appetite for conversion of the site to permit a form of multi-residential development. The site has direct access to public transit with a bus stop on Route 5 located on Norwich Avenue opposite the corner of Alice Street. Public transit would benefit a residential conversion. Importantly, there are existing multi-residential developments in the immediate vicinity and subject to verification, adequate municipal services to accommodate a higher density development.

Those prospective buyers interested in residential or a mixed-use of commercial/residential development may wish to contact the Manager of Development Planning for the County of Oxford at 519-539-9800.

\* Source: City of Woodstock City, Building and Engineering Department – 2025.

# Site location map and statistics



## Proximity to Major Centres

401 East to Cambridge	30 mi/50 km
403 East to Hamilton	46 mi/74 km
401 East to Toronto	88 mi/141 km
403/QEW East to Buffalo	96 mi/154 km
401 West to London	29 mi/48 km
401 West to Port Huron	106 mi/170 km
401/402 West to Detroit	158 mi/253 km

## Projected Population & Household Forecast (2016-2031)

Year	2016	2021	2026	2031
Population	42,040	46,620	50,480	54,470
Households	17,150	19,140	20,750	22,330

Phase 1 Comprehensive Review - Oxford County

Source – Quick Facts 2023- Woodstock Economic Development - Office of the Development Commissioner, City of Woodstock

# Property overview

**Municipal Addresses:**

223 and 235 Norwich Avenue and 813 Alice Street, Woodstock, Ontario

**Combined Land Area:**

2.92 acres per GEOWAREHOUSE powered by Teranet

**Norwich Avenue Frontage:** 412.51 ft

**Alice Street Frontage:** 347.67 ft

**Shape:** rectangular with stepped irregularities

**Official Plan:** Service Commercial Area

**Zoning:** C4-Highway Commercial Zone and provision

C4-58 - Highway Commercial Zone (permits a funeral home)

**Services:**

Municipal - water, sanitary and storm sewers

Natural gas

**PINS:** 000900460; 000900102; 000900103 (Teranet/Geowarehouse)

**ARNS:** 324205002018500; 324205002018601; 324205002000100

**Comments:**

The land assembly is comprised of three separate PINS. See Parts A, B, & C on the map on the following page. The main building on Part A located at 223 Norwich Avenue is approximately 6,000 sq feet and is fully leased. Current lease details are available upon signing of a Confidentiality Agreement & Agency Disclosure Form.

# Zoning

The land assembly has been acquired over time by the Seller. **Part A** (223 Norwich Avenue) shown below was the first parcel acquired. This property was zoned C4 until most recently when the City of Woodstock and County of Oxford updated the zoning to C4-58. The purpose of the update was to add an additional permitted use, namely a funeral parlor.

**Part B** (235 Norwich Avenue) and **Part C** (813 Alice Street) are zoned C4.

A full list of the permitted uses under the C4 commercial zone is provided on the following page. The C4-58 provision adds a funeral parlor to the list of permitted uses for **Part A** only.



# Permitted Uses

## Highway Commercial Zone (C4)

14.1	Uses Permitted
	No person shall within any C4 zone use any lot or erect, after or use any building or structure for any purpose except for one or more of the following C4 uses:
14.1.1	Residential Uses a dwelling unit in the second storey of a non-residential building
14.1.2	Non-Residential Uses an ambulance depot an antique store an appliance sales and service shop an automobile service station a bank a bar or nightclub a boat, motorcycle, motor home, snowmobile or travel trailer sales establishment a brewers retail outlet a bus station a business or professional office a catalogue store a convenience store a customer contact centre office a drug store a dry cleaning establishment, a dry cleaners distribution station an eating establishment a farm implementaion dealer, a farm produce retail outlet a financial institution a florist shop a furniture store a hotel or motel and accesory dwelling unit a household power equipment sales and service a laundry shop a miniature golf course or driving range a motor vehicle dealership, retail or wholesale parts outlet or washing establishment a parking lot, a parking garage a personal service shop a printing shop a public garage a recreational building (indoor sports) a retail building supply establishment a retail food store a retail nursery, a service shop a swimming pool sales and service shop a taxi stand a tire sales establishment a veterinarians clinic a wholesale outlet a business office, a wholesale outlet or retail sales outlet accessory to a permitted use, notwithstanding the above, a shopping centre as defined in this by-law is not a permitted use in the C4 zone

# Offering process, legal descriptions, ownership and additional provisions

The preferred form of contract is OREA Form 500– Agreement of Purchase and Sale with appropriate Schedules. Please contact the listing agent for a copy of Form 500.

All deposits are to be made payable to the Seller’s solicitor. Contact the listing agent for solicitor contact information. Minimum deposit upon offer acceptance shall be \$150,000.00

All Offers to Purchase are to be sent via email to the attention of the listing agent, namely **bob.budd@avisonyoung.com**. Please allow a minimum of three business days for the irrevocable date.

Please note this is an exclusive listing and the Seller nor Avison Young Commercial Real Estate Services, LP are obligated to pay co-operating commissions.

**Asking Price:** \$4,200,000

## Property legal description

**223 Norwich Avenue:** LT 8 PL 73; PT LT 7, 9 PL 73 PT 1 & 2, 41R3284 & PT 1, 41R5009;  
(Part A) WOODSTOCK

**Seller:** JOHN ROWELL and DAWN AVELEIGH ROWELL

**235 Norwich Avenue:** PT LT 9 PL 73 AS IN 430598; WOODSTOCK  
(Part B) **Seller:** JOHN ROWELL and DAWN AVELEIGH ROWELL

**813 Alice Street:** PT LT 9 PL 73 AS IN 433330 EXCEPT 41R3284; WOODSTOCK  
(Part C) **Seller:** JOHN CHARLES ROWELL

## Additional provisions

The building located at 223 Norwich Avenue is currently leased with a monthly holding income of approximately \$5650. Please do not disturb the tenants unless you have personal business with them. Upon acceptance of an Offer to Purchase arrangements can be made for inspection purposes.

The Seller shall be allowed up to (5) business days to obtain solicitor approval to the terms of an accepted Offer to Purchase.

Survey, tax statements, leases and a Phase 1 and Phase 2 ESA are available with the prior signing of a Confidentiality Agreement and Agency Disclosure Form available from the listing agent.

Disclaimer: Information contained herein was obtained from sources deemed reliable and while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions herein. Prospective buyers and their lawyers are to satisfy themselves as to the redevelopment potential of the property.

## Get more information

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