

FOR SALE & LEASE

7291

ARKONA RD

Arkona, ON

Colliers

Accelerating success.



Executive Summary

The Opportunity

Colliers International is pleased to present for sale 7291 Arkona Road (the “Property”), a highly versatile commercial building comprising 12,517 SF of total area on a 1.072-acre parcel. The Property is improved with approximately 9,500 SF of retail/showroom space, 2,500 SF of storage, and 520 SF of accessory apartment use, creating a well-balanced mix that supports a wide range of commercial applications under C2 zoning.

The Property is thoughtfully designed with expansive display areas, cold storage facilities, a restaurant kitchen, private offices, washrooms, and ample rear parking. With full municipal servicing and prominent frontage along Arkona Road, the site offers excellent visibility and accessibility for both local and regional traffic.

Situated in Arkona, Ontario, the Property benefits from its position within a growing community known for its small-town character, proximity to Highway 402, and access to nearby regional hubs such as Sarnia and London. The surrounding area blends residential neighborhoods, established local businesses, and recreational amenities, creating a steady base of consumer demand. Its location makes it an attractive opportunity for operators looking to establish a retail destination, professional office space, food service operation, or a mix of commercial uses.

Currently vacant and ready for repositioning, 7291 Arkona Road presents investors and owner-users with a strategic opportunity to secure a substantial commercial footprint in a community with both stability and long-term growth potential.

Property Overview

Address

7291 Arkona Road

Municipality

Lambton Shores, Ontario

Legal Description

PT LT 87-89, 94-96 PL 7 WARWICK; PT LANE PL 7 WARWICK CLOSED BY L609973; PT 1, 4, 5, 6 & 7, 25R9052; LAMBTON SHORES

PIN

430580188

Year Built

1971

Type

Commercial Retail

Size

12,517 SF

Lot Size

1.072 Acres

Frontage and Depth

173.15 feet and 260.71 feet

Zoning

C2

List Price

\$950,000

MLS

X12408560

Taxes

\$8,149.84 / 2025 / Annual

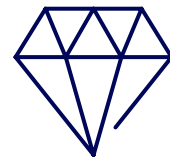


Investment Highlights



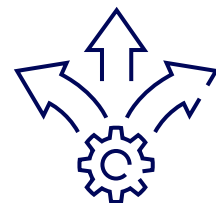
Prime Location

The property is centrally located in Arkona, Ontario, surrounded by residential neighbourhoods, local businesses, and community amenities. It benefits from excellent visibility along Arkona Road and is within a short drive of Highway 402, providing convenient access to both Sarnia and London.



Practical Building

The property features expansive retail and showroom areas, a restaurant kitchen, multiple washrooms, private offices, cold storage facilities, and an accessory apartment. Ample rear parking further enhances convenience for staff and visitors.



Versatile Use

The property's layout, with retail/showroom space, cold storage, a restaurant kitchen, offices, and an accessory apartment, supports a wide range of potential uses. Suitable options include retail, food service, professional offices, community-oriented operations, or a mix of commercial uses, subject to zoning and approvals.



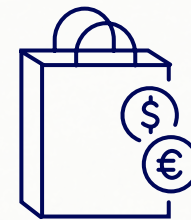
Convenient Proximity

It's located near Rock Glen Conservation Area, a popular destination featuring waterfalls, hiking trails, and fossil beds, brings steady visitor traffic to the community. The property also benefits from proximity to local shops, services, and residential neighbourhoods, ensuring consistent exposure to both residents and regional visitors.



Sizeable Gross Floor Area

Spanning 12,517 SF, the property offers generous space for retail, showroom, storage, offices, and an accessory apartment. Its versatile layout provides flexibility for diverse commercial operations and potential investment opportunities.



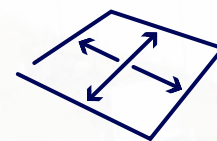
Amenity-Rich Area

The property is located close to Lambton Shores Community Centre and local sporting facilities, offering residents and visitors convenient access to recreational and community services. This combination of amenities makes the location appealing for both tenants and customers.



Growing Demand

Arkona benefits from a stable and active community, with steady residential and commercial activity supporting ongoing demand for versatile commercial spaces.



Favorable Land Size

Set on a 1.072-acre lot, the property offers plenty of space for parking, outdoor operations, or future expansion, providing flexibility and potential for added value.



Area Overview

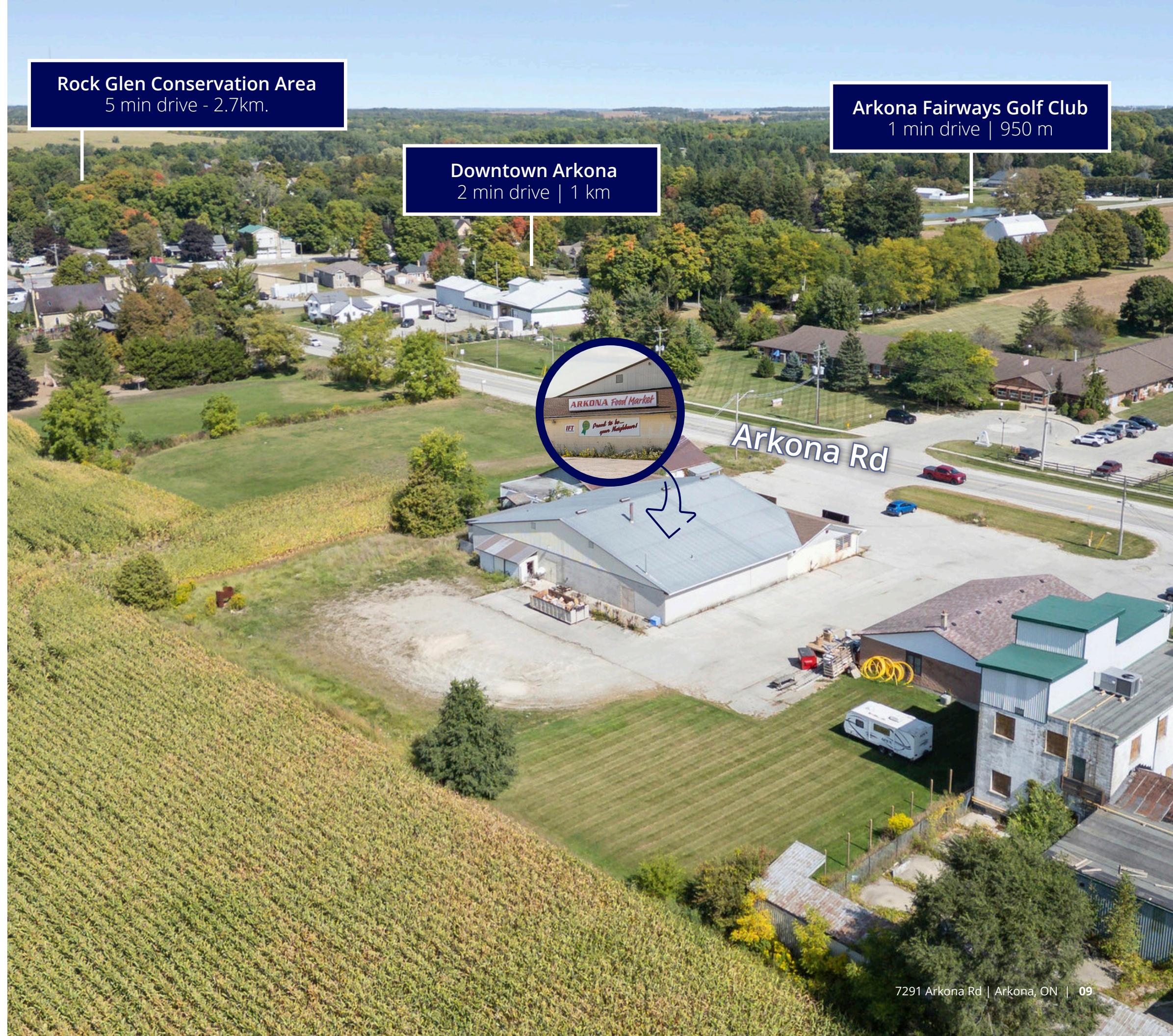
7291 Arkona Road is located in the heart of Arkona, Ontario, a welcoming rural community in Lambton Shores known for its strong local identity and natural surroundings. The area blends small-town charm with essential commercial services, residential neighborhoods, and recreational destinations, creating a balanced environment for both business and community life.

The immediate surroundings feature a mix of retail, service-oriented businesses, and residential properties, ensuring a steady flow of local traffic and visibility for commercial operations. Residents benefit from proximity to grocery stores, restaurants, health services, and educational facilities, all within a short drive.

One of Arkona's standout features is its proximity to outdoor recreation and natural attractions. The community is home to several parks, trails, and conservation areas, including Rock Glen Conservation Area, which offers waterfalls, hiking trails, and fossil beds that draw visitors from across the region. This tourism element provides additional foot traffic and spending power to local businesses.

Arkona is well-situated between Sarnia and London, with convenient access to Highway 402, making it easily accessible for regional visitors and commuters. This strategic location provides businesses at 7291 Arkona Road with the opportunity to serve both the local community and a broader catchment area.

With a stable residential base, supportive local amenities, and a setting surrounded by recreational and natural assets, Arkona offers a unique balance of lifestyle and opportunity. This makes 7291 Arkona Road an attractive commercial location with strong long-term positioning.



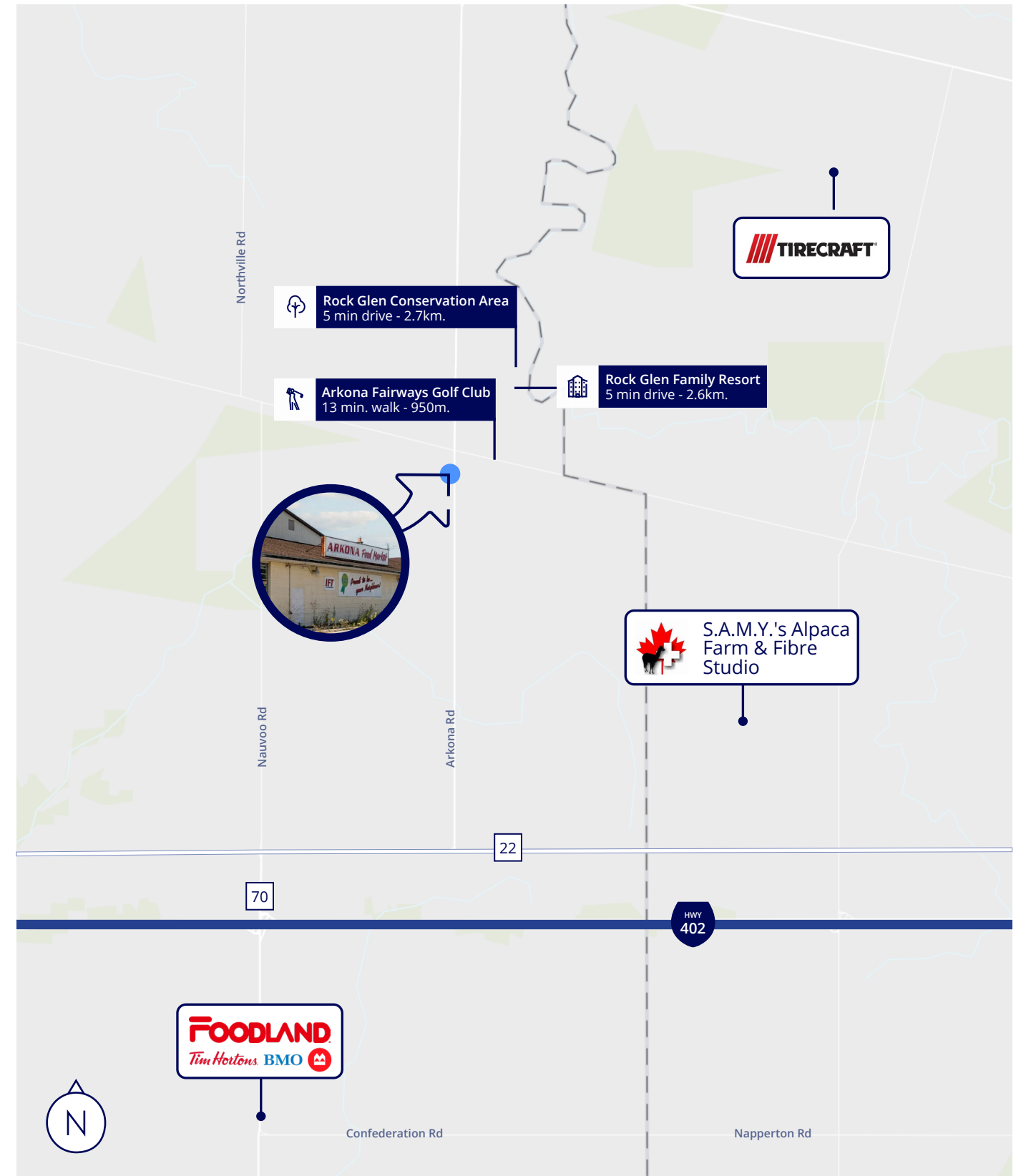
Area Overview Continued

Amenities

Arkona is a welcoming community offering a variety of local services and conveniences. Residents and visitors have access to grocery stores, restaurants, cafes, health services, and essential retail, ensuring day-to-day needs are easily met. Nearby community facilities support recreational and cultural activities, contributing to a wellrounded local lifestyle.

Connectivity

7291 Arkona Road is strategically positioned with easy access to Highway 402, providing seamless travel to Sarnia, London, and surrounding regional hubs. While the area is primarily car-oriented, its central location within Arkona ensures proximity to local roads, making it accessible for both residents and visitors from the broader region.



11,876

Total Population



46

Total Population
Median Age



140,000-145,000

Total Project
Population by 2041



60%

Labour Employment
Rate



CA\$95,000

Average Household
Income

*Within 1km of site, Environics

Offering Process

Exclusive Agents Acting for Vendor

All inquires regarding the Property or any information contained in this CIM should be directed to Colliers as the Exclusive Agent for the Vendor.

Colliers Canada

Private Capital Investment Group
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Toronto, Ontario M5J 2V1
T: +1 416 777 2200 F: +1 416 777 2277

Joey Hill*

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joey.hill@colliers.com

Property Inspection

In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.

Data Room Materials

A data room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the data room in order to make their offers as unconditional as possible. Information contained in the data room will include items such as:

- CIM
- Appraisal
- Property Photos & Videos

Colliers has made data room material available online at Colliers Sharefile; access is restricted to those who have executed a Confidentiality Agreement (CA) and have been issued a user login and password.

Process

Based on information contained in this CIM, information contained in the Data Room, and other information that may be made available by Colliers upon request, interested parties are invited to submit an offer given the timelines by the advisors.

It is the intent of the Vendor to enter into the Vendor's form of Purchase and Sale Agreement (PSA) for the Property with the appropriate bidding entity or entities. None of the initial offers, regardless of their form and content will create any binding legal obligations upon the Vendor or Colliers.

Neither the Vendor nor Colliers make any representation or warranty, or any agreement whatsoever, that the Vendor will accept any of the offers or any agreements of purchase and sale, before or after negotiations, which may be extensive. Neither the Vendor nor Colliers shall compensate any participant for any costs incurred in its participation in the process.



Offering Guidelines

An offer should outline the terms for the purchase of the Property and should include, at a minimum, the following information and items:

- Purchase price;
- Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
- Evidence of the Purchaser's financial ability to complete the transaction;
- Confirmation that the Properties will be purchased on an "as is, where is" basis;
- Terms and conditions of closing, including a schedule of timing and events to complete the transaction;
- An address, email address and fax number for the delivery of notices to the Purchaser;

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

PB Financial Inc.
c/o Colliers
181 Bay Street, Suite 1400
Toronto, Ontario M5J 2V1

Attention: Joey Hill

Review of Offers

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser's ability to complete the transaction, the time lines and proposed closing conditions.

Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Confidential Agreement

Confidentiality

By accepting this CIM, prospective Purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective Purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Colliers. Prospective Purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor or Colliers or their affiliates or for any purpose other than a proposed purchase of the Property. The recipient of this CIM agrees to provide Colliers with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading "Memorandum Contents" apply to all sections of the CIM as if stated independently therein.

This Confidential Information Memorandum ("CIM") is being delivered to prospective Purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective Purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, locational and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor Colliers make any representations, declarations

or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective Purchasers without independent investigation and verification.

The Vendor and Colliers expressly disclaim any and all liability for any errors or omissions in this CIM or any other written or oral communication transmitted or made available to prospective Purchasers. Prospective Purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or Colliers or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective Purchasers without their own independent investigation and verification.



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