

FOR SALE & LEASE

WHITNEY
Commercial Real Estate Services

1090 10TH ST W, OWEN SOUND



STAND-ALONE 25,000 SF RETAIL / COMMERCIAL BUILDING

Stand-Alone 25,000 SF Retail/Commercial Building on 3.31 Acres.

Exceptional opportunity to own or lease a high-exposure commercial property situated along a busy retail corridor. This building is surrounded by prominent national retailers, including Home Hardware, Volkswagen, No Frills, McDonald's, Galaxy Cinemas and many more.

The building features a spacious open-concept retail floor, a dedicated receiving area, covered storage, and secure gated outdoor storage—ideal for a wide range of operational needs. Zoned C4, the property permits a variety of commercial and retail uses.

BUILDING AREA | 25,000 SF

LAND AREA | 3.312 Acres

ZONING | C4

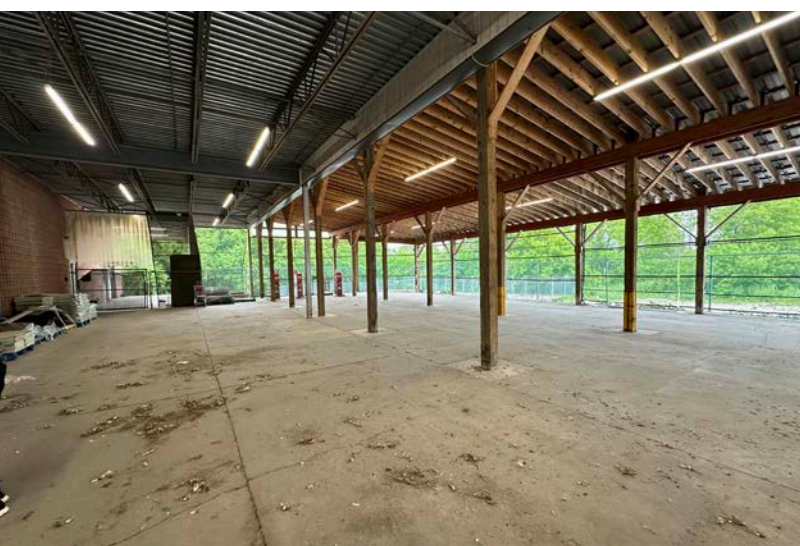
TRUCK LEVEL DOORS | 1

CLEAR HEIGHT | 14'6"

ASKING PRICE | \$4,295,000

TAXES | \$22,991 (2024)

LEASE RATE | \$17.50 / SF, **ADD'L** | \$2.00 / SF



High Traffic
Area



Highway
Access



Covered
Storage



Outdoor
Storage



Nearby
Amenities

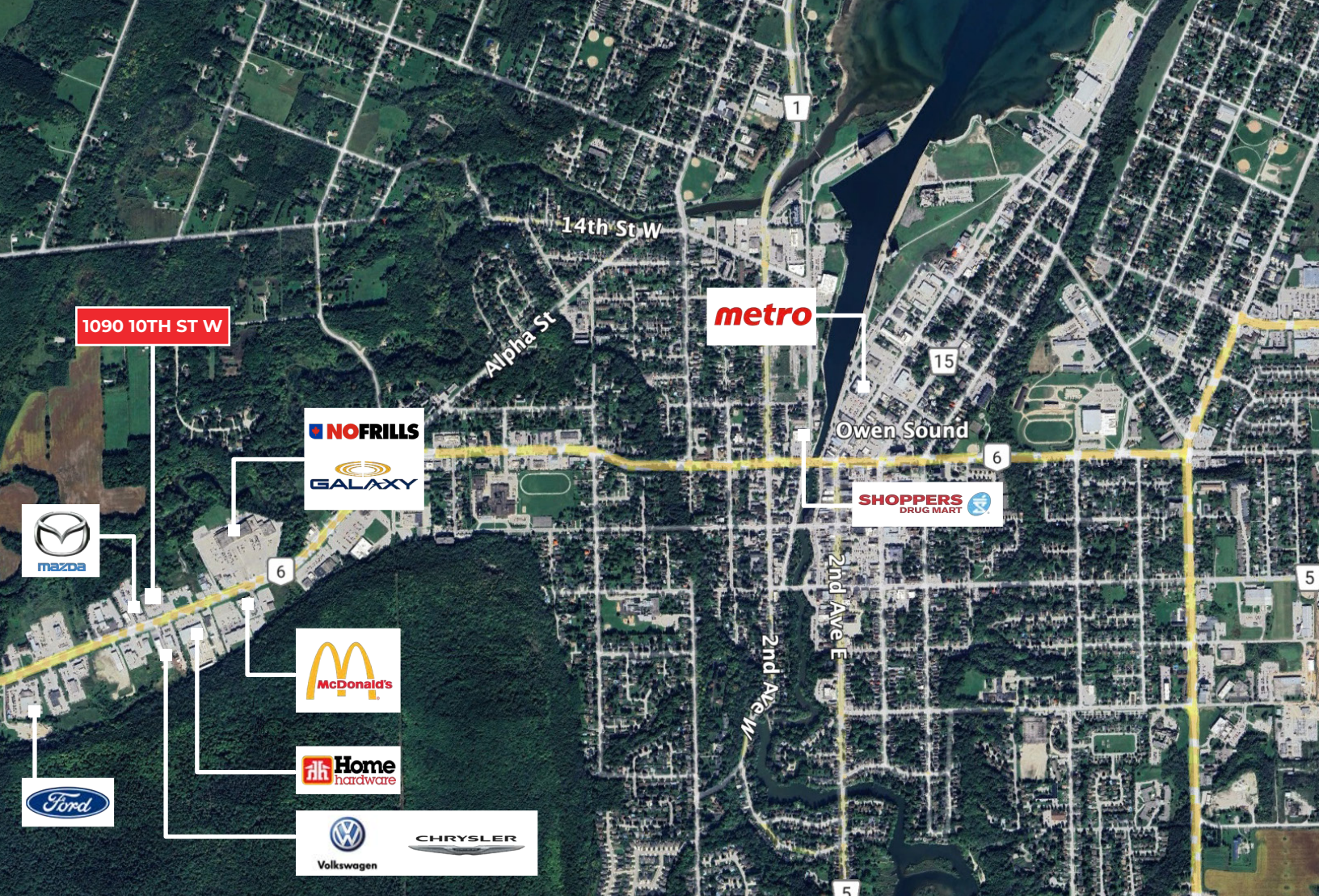


On-site
Parking

PERMITTED USES

(Complete list available upon request)

- Automotive Sale
- Automotive Repair
- Clinics
- Convenience Stores
- Day Nursery
- Financial Institutions
- Funeral Homes
- Group Residence
- Hotels
- Libraries
- Long-Term Care Facility
- Museums/Galleries
- Offices
- Restaurants
- Wholesale Establishments



DOWNTOWN OWEN SOUND..... 3KM
 MEAFORD 32KM
 PORT ELGIN..... 42KM
 COLLINGWOOD..... 66KM

LISTOWEL..... 106KM
 KITCHENER..... 153KM
 LONDON 210KM
 TORONTO 195KM

Contact us for more information



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**Broker *Sales Representative