

# 16 FORT STREET TILBURY, ONTARIO

RESIDENTIAL INVESTMENT OPPORTUNITY  
CHATHAM-KENT AREA



CONFIDENTIAL  
INVESTMENT  
MEMORANDUM

Marcus & Millichap



# TILBURY MANOR

## 16 FORT STREET

### PROPERTY DETAILS

<b>ROOMS &amp; BEDS</b>	36 Rooms & 75 Beds
<b>BUILDING &amp; LOT SIZE</b>	±23,000 SF / 0.90 AC
<b>BUILDINGS</b>	1
<b>STOREYS</b>	2
<b>PARKING</b>	15
<b>YEAR CONSTRUCTED</b>	1970's (Expanded in 1990s)
<b>CONSTRUCTION</b>	Concrete, Wood Frame & Brick Veneer

### SUITE MIX BREAKDOWN

TYPE	TOTAL ROOMS	TOTAL BEDS
ONE-BED ROOMS	5	5
TWO-BED ROOMS	25	50
FOUR-BED ROOMS	5	20
PALLIATIVE CARE ROOM	1	-
<b>TOTAL</b>	<b>36</b>	<b>75</b>

### PROPERTY HIGHLIGHTS

-  Site Area: ~39,234 SF (0.90 acres) with frontage on three streets.
-  Building Size: ~23,000 SF, two storeys; constructed 1970s with expansion in the 1990s
-  Current Zoning: Institutional (I-542); located within Tilbury's Primary Urban Centre with policy support for residential development

# TILBURY MANOR

## 16 FORT STREET

16 Fort Street comprises a two-storey building of approximately 23,000 square feet on a 0.9-acre site in central Tilbury. Constructed in the 1970s and expanded in the late 1990s, the property provides a scale and configuration well suited for residential redevelopment.

The site's location within Tilbury's Primary Urban Centre positions it to benefit from planning policies that support new housing and intensification. Surrounded by residential neighbourhoods, retail, and community amenities, and with recent approvals in the area establishing precedent for multi-unit projects, the property is well placed for adaptive reuse or redevelopment into apartments or townhouses.

# TILBURY MANOR

**EXCLUSIVELY  
LISTED BY**

**AIK ALIFERIS**  
Senior Managing Director, Investments  
aaliferis@ipammi.ca  
D 416.585.4659

**TAYLOR SIMMONS**  
Senior Research Analyst  
tsimmons@ipammi.ca  
D 613.558.0237

**PAMELA CHURCHILL**  
Executive Administrator  
pchurchill@ipammi.ca  
D 613.364.2314

**Marcus & Millichap**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap, Brokerage ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Provincial and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only. Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc., Brokerage © 2025 Marcus & Millichap. All rights reserved.