

Colliers

FOR SALE

185 & 197

Grand Avenue W

CHATHAM, ON

Tenant Occupied / Investment Opportunity
Now Available

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Property Description

185 & 197 Grand Ave W, Chatham, ON

Colliers is pleased to present for sale 185 Grand Ave W, Chatham (the "Property"), a boutique office building with 7,500 SF of office space located in Chatham, Ontario, being sold in conjunction with 197 Grand Ave W, currently being used as additional parking. The subject property is ideally located in the heart of Chatham along a high-visibility commercial corridor, offering excellent access to surrounding neighbourhoods and major roadways. This fully tenanted, freestanding corner building features a blue-chip anchor tenant and a recently upgraded exterior, enhancing both curb appeal and long-term value, presenting an exceptional opportunity for an investor seeking stable income in a growing city.

Details

Property	185 Grand Ave W, Chatham
Possession	Immediate
Total Area	7,500 SF
Zoning	HC1
Site Area	0.48 AC
Asking Price	\$1,299,000

Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

[Confidentiality Agreement](#)

OR

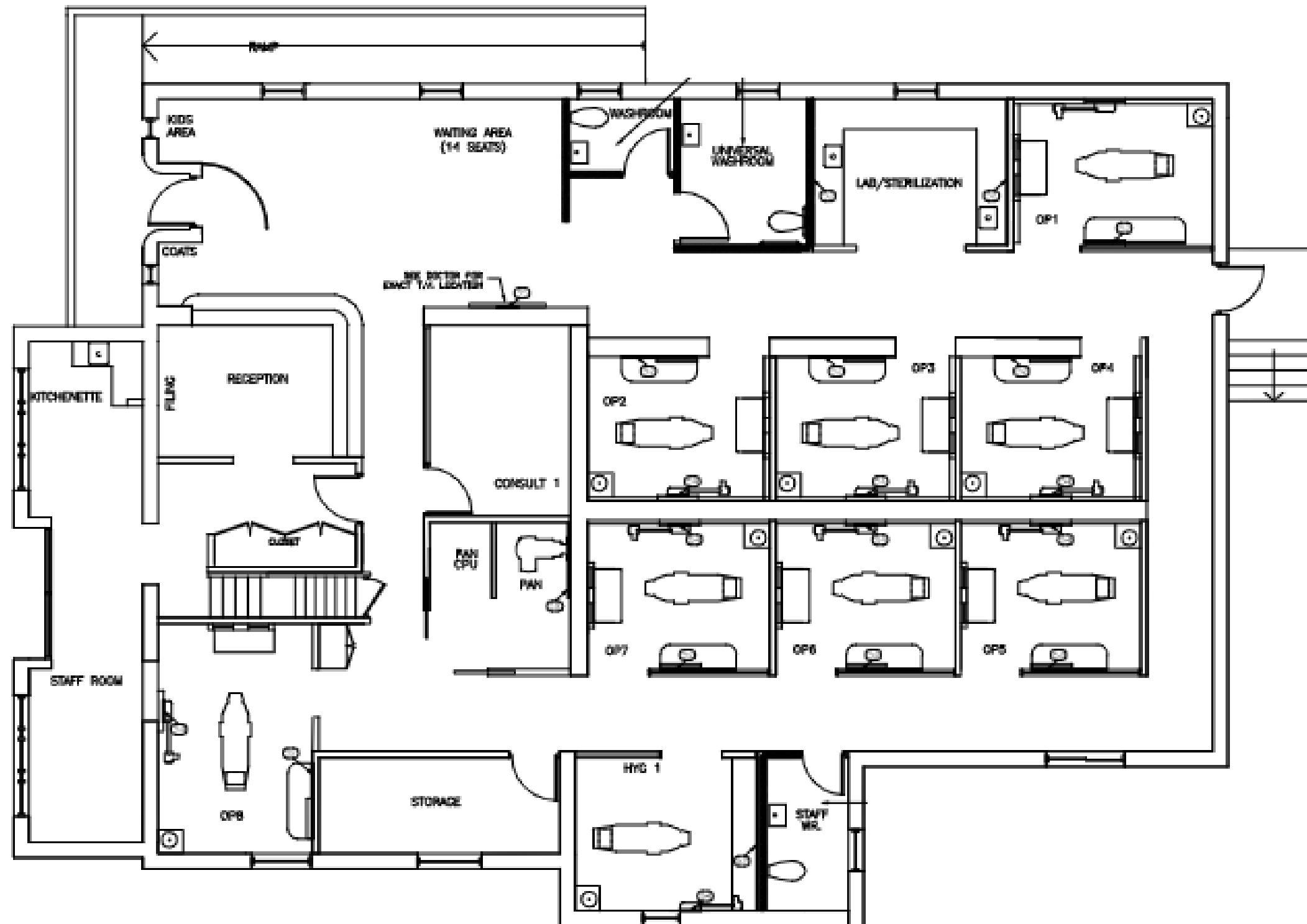
Please print the CA, complete, sign and scan an email copy to the Advisor.



Floor Plan

Main Floor | 7,500 SF | [Tenanted Space](#)

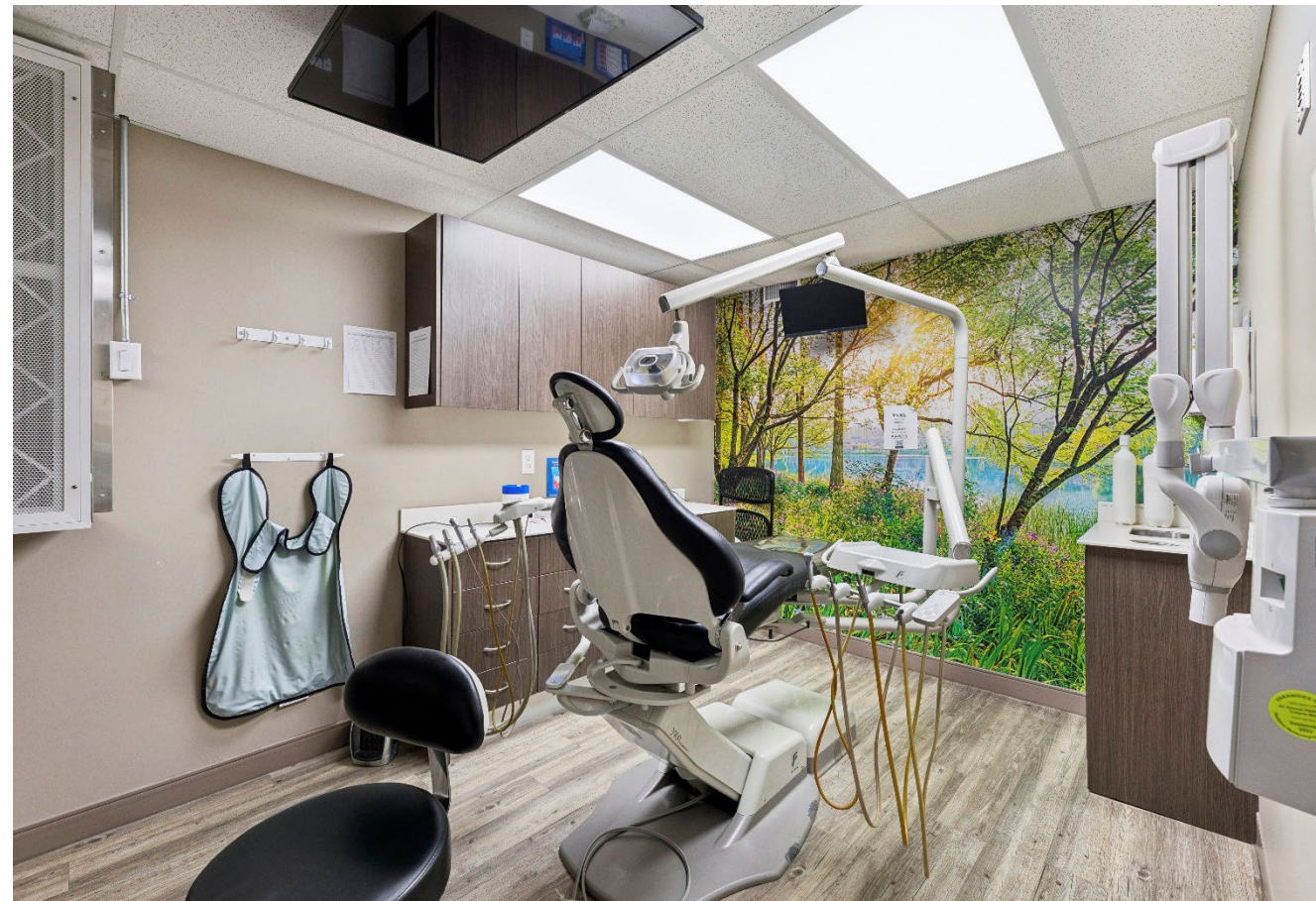
Spacious, well-organized office layout. Featuring a mix of open workspace and nine dental operatory rooms, two in-unit washrooms, a kitchenette and staff area, dedicated storage and lab area, and a copy/print area. Includes reception, waiting area and filing space for added functionality.



Photos



Photos



HC1 Zoning

Permitted Uses

The Municipality of Chatham-Kent has designated the subject property as HC1 (Highway Commercial) This zoning is designed to support a mix of commercial activities, making it suitable for investors/owners looking for a flexible asset

Under the HC1 Zoning in Chatham, the permitted uses include a variety of commercial and professional services. Some of the key permitted uses are:

- Automobile Sales and Service Establishment
- Business Office
- Commercial School
- Daycare
- Financial Institution
- Cultural Facility
- Medical Office
- Place of Entertainment
- Veterinary Clinic
- Retail Store
- Training Facility
- Restaurant
- Funeral Home
- Gas Station



Property Location





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