

405

RIVERVIEW DRIVE

CHATHAM, ONTARIO



Multi-Tenanted Investment Property For Sale \$3,500,000

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405

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CHATHAM, ONTARIO

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Property Summary



Fully leased multi-tenanted investment property in Chatham. Fully occupied 20,412 square foot, three storey suburban office building with finished basement (17,701 SF on three floors plus 2,711 SF in basement). Long term tenants. Elevator access to each floor. Waterfront building with surface parking. Onsite property management.



Property Details



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Subject Property 405 Riverview Drive

Municipality Chatham-Kent

PIN 005280098

ARN 365042002310310

Building Size 20,412 SQ FT

Zoning UC(HC1)-715, HL

Legal Description PT LOT 20 CON 1 RALEIGH PT 2 & 3, 24R44583; CHATHAM-KENT



Zoning UC(HC1)-715 and HL



UC(HC1)-715 Highway Commercial First Density with Special Provision 715

- a) The permitted uses are limited to a bake shop, a bank, a clinic, a private club, a furniture store, an assembly hall, a hotel, a motel, an office, a personal service establishment, a pet shop, a church, a print shop, an eating establishment, an eating establishment take-out, a retail store, a shopping centre and a wholesale establishment
- b) Minimum lot frontage - 22.86 m
- c) Minimum lot area - 700 sq. m
- d) Minimum front yard - a setback of 19.50 m from the original centre line of Riverview Dr. applies
- e) Gross leasable floor area - no requirement
- f) Maximum building height - the greater of 2-storeys or 11.89 m
- g) Open storage is prohibited

Hazard Land Zone (Floodplain and Wetland) (HL)

No person shall, within any HL Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

- a) Existing Agricultural excluding any buildings or structures
- b) Buildings and Uses accessory to the permitted uses
- c) Conservation
- d) Existing Dwelling
- e) Flood and Erosion Control
- f) Forestry or Woodlots
- g) Outdoor Recreational Use - limited to hunting and fishing
- h) Preservation of Wildlife and Fisheries



Property Photos



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City of Chatham

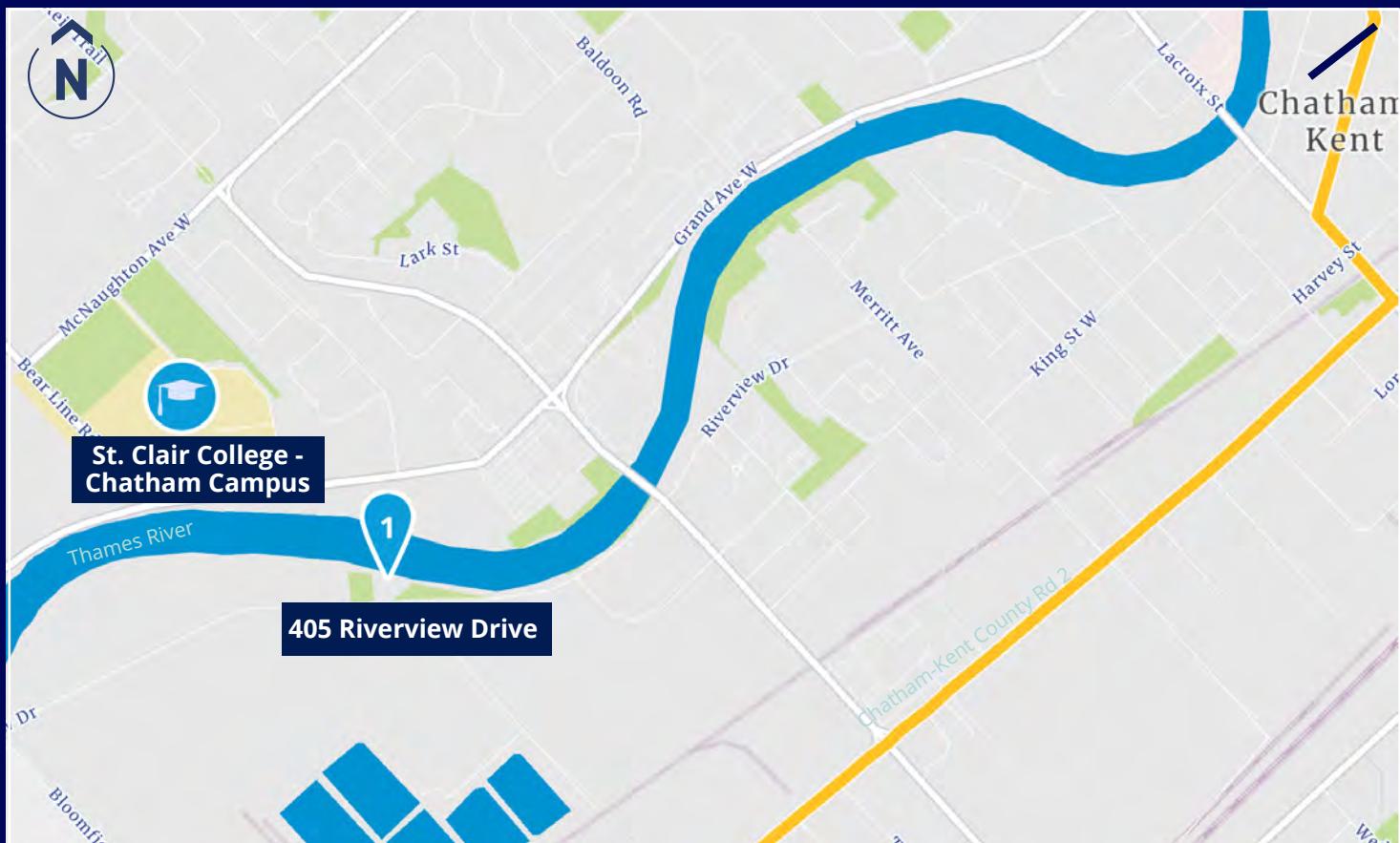
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WELCOME TO CHATHAM!

[Click here to visit www.chatham-kent.ca](http://www.chatham-kent.ca)

Chatham, nestled in the heart of southwestern Ontario, offers the perfect blend of opportunity and charm. Known for its affordable living, thriving agriculture, and growing economy, it's an ideal spot for families, professionals, and business investors alike. With a strategic location near major markets like Windsor and Detroit, Chatham boasts excellent infrastructure, a welcoming community, and a rising demand for housing and services. Whether you're looking to build a life or grow a business, Chatham's mix of rural beauty and economic potential makes it a smart move.



[View this property & more on
ColliersCanada.com](#)



For more information about this property please contact:



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Please return an executed copy to:
Lisa.Lansink@colliers.com

PURCHASER CONFIDENTIALITY AGREEMENT

("Confidentiality Agreement")

405 Riverview Drive, Chatham, Ontario, Canada

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 405 Riverview Drive, Chatham, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the property. Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Registration Information:

Contact Name: _____ Title: _____
Company: _____ Fax: _____
Address: _____
Tel: _____ Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.
Email: _____
Per: _____ Date: _____



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Please return an executed copy to:
Lisa.Lansink@colliers.com

CO-OP BROKER CONFIDENTIALITY AGREEMENT
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405 Riverview Drive, Chatham, Ontario, Canada

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Purchaser Broker Contact Information:

Agent's Name: _____ Title: _____
Company: _____ Fax: _____
Address: _____
Tel: _____ Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.
Email: _____
Per: _____ Date: _____

We have the authority to bind the Corporation