

An aerial photograph of an industrial area. A large, irregularly shaped plot of land is outlined in orange. This plot contains a small white building, a larger grey building, and a large open dirt area. To the left of the orange-outlined plot is a parking lot with several cars. To the right is a large industrial building with a brown roof and a parking lot with several cars. In the background, there are more industrial buildings, a water tower, and a residential area with houses and trees.

AVISON
YOUNG

1.863-acre industrial site

159 Monteith Avenue, Stratford ON

INVESTMENT SUMMARY

 BEST
MANAGED
COMPANIES

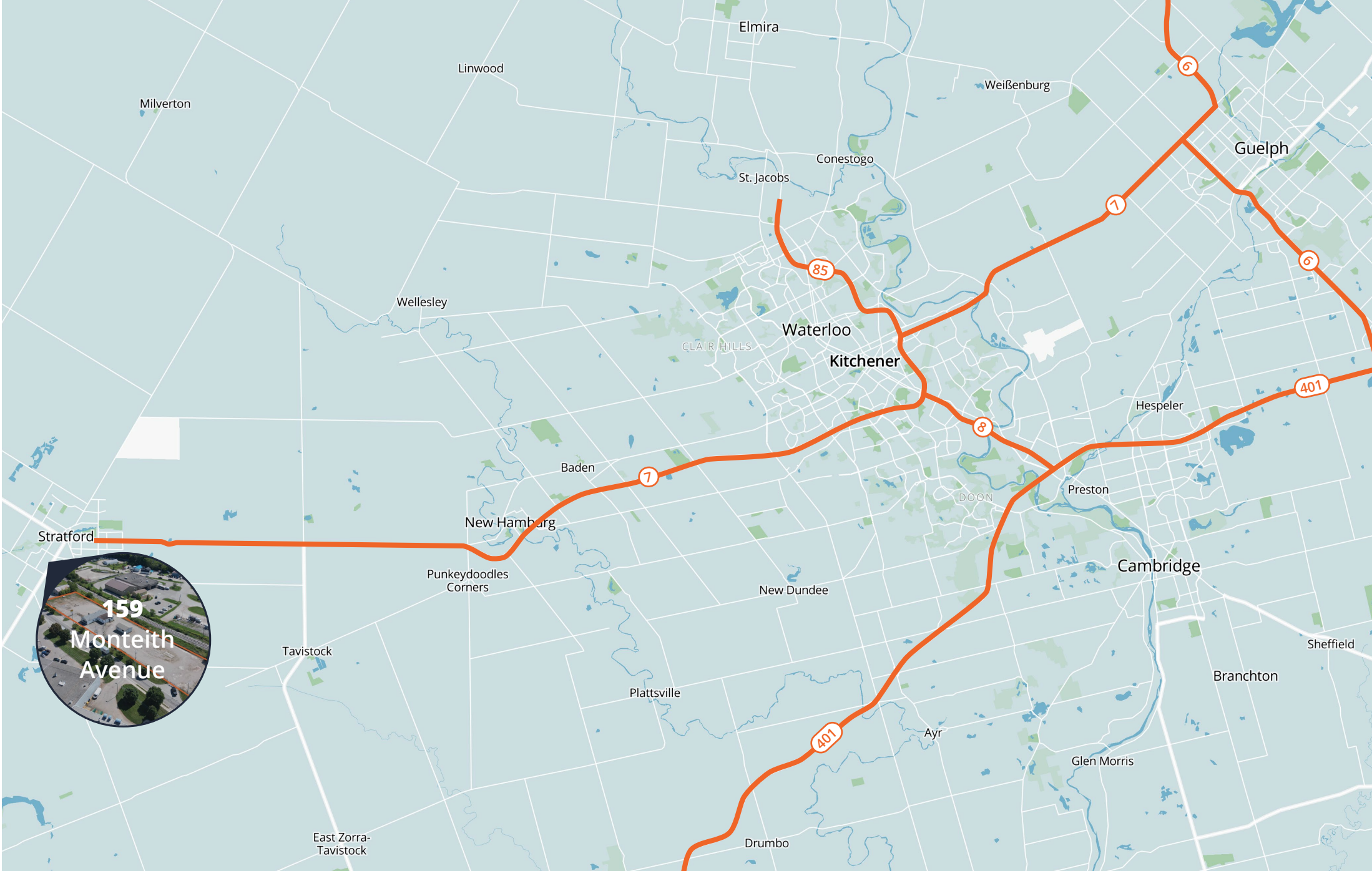
Platinum member

The Opportunity

Avison Young Commercial Real Estate Service, LP has been retained by Superior Propane on an exclusive basis to advise on the sale of the 1.86-acre site located in the South West Stratford Industrial Park at **159 Monteith Avenue, Stratford, ON** (the “Property”). This site presents the opportunity to acquire an industrial site with two buildings, a main building and a smaller storage building. In addition, the Property offers permitted outside storage in a fully fenced secure yard, as well as having a rail line bordering the site. The Property is zoned I2 - General Industrial which allows for a broad range of industrial uses.

The City of Stratford is home to a vast and varied range of businesses, notably in the manufacturing, food processing and smart technology sectors. These sectors continue to grow in the area in abundance, with additional government funds being infused to help with the growth of both the population and advances in technology. With these sectors in-place, the talent pool is abundant with highly skilled and trained professionals.

The City of Stratford offers many innovative and tech-focused services and education, including having 30 kw2 of Broadband & Wi-Fi connectivity throughout the city, as well as five universities, colleges & advanced skills training within an easy driving radius. Stratford provides a sought-after city for employees with their focus on culture, technology and work/life balance.



Property details

Site area:	1.863 acres
Main building area:	3,150 sf
Storage building area:	1,000 sf
Frontage:	586.60 feet
PIN:	53145007
Legal description:	LOT 12 PLAN 41 STRATFORD; LOT 13 PLAN 41 STRATFORD; LOT 14 PLAN 41 STRATFORD; LOT 15 PLAN 41 STRATFORD; LOT 16 PLAN 41 STRATFORD; LOT 17 PLAN 41 STRATFORD; LOT 18 PLAN 41 STRATFORD; LOT 19 PLAN 41 STRATFORD; LOT 20 PLAN 41 STRATFORD; PT CORCORAN ST PLAN 41 STRATFORD CLOSED BY BYLAW R105854, AS IN R269935;
Zoning:	I2 - General Industrial
Price:	\$1,695,000

Land use

Official Plan: Industrial

Zoning: I2 - General Industrial

Permitted uses: Adult entertainment establishment, Agricultural equipment sales or rental establishment, Auction sales establishment, Building materials yard, Bus transportation terminal, Business office or professional offices of a consulting, engineer or surveyor, Contractor's yard or shop, Data centre, Dwelling unit as an accessory use, Equipment rental or service establishment, Factory store, Food processing establishment, Fuel storage depot, Industrial use, Medical marihuana production facility, Motor vehicle body or repair shop, Open storage, Scientific or medical laboratory, Truck terminal, Veterinarian clinic, Warehouse.

Open Storage permitted uses: Accessory to main use, Restricted to rear yard or interior side yard, Not located in a required yard, Not located in an exterior side yard where it abuts an arterial road, Not located in yard abutting or across the street from a Residential Zone, Screened from any street or abutting lot by a planting strip.





For more information please contact the listing agents:

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