



FOR SALE

935 St. David Street N, Fergus, Ontario

Commercially zoned property for sale on busy Highway 6

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Prime commercial opportunity on Highway 6, Fergus

This commercially zoned property offers exceptional visibility along the busy Highway 6 corridor in north Fergus, with approximately 200 feet of frontage and a depth of 198 feet.

The site features a versatile commercial building with 3,600 sf of main floor space plus a 1,400 sf loft area, ideal for a wide range of business uses. In addition, a 2,000 sf bungalow residence and a detached garage/shop are located on the property, providing valuable supplementary space and flexibility.

Ample onsite parking is available, with significant room for customers, staff, or future expansion. Currently operating as a busy gas station, the property presents endless potential for redevelopment or continued commercial use in one of the region's most high-traffic locations.



Current use(s)
Gas station & residential house



Building sizes
Gas station 5,000 sf
Residential 2,000 sf



Parking
Ample onsite



Zoning
C2 - General Commercial

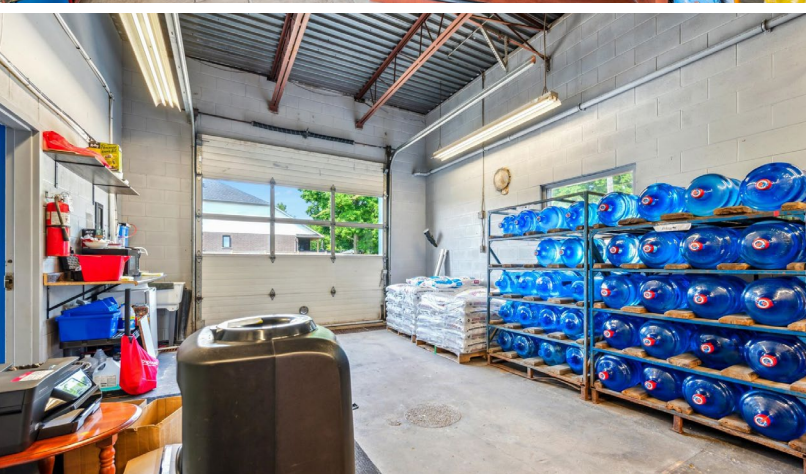


\$2,300,000 asking price



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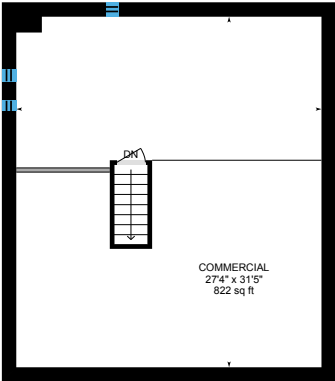


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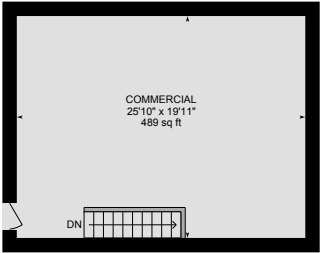
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Commercial floor plans



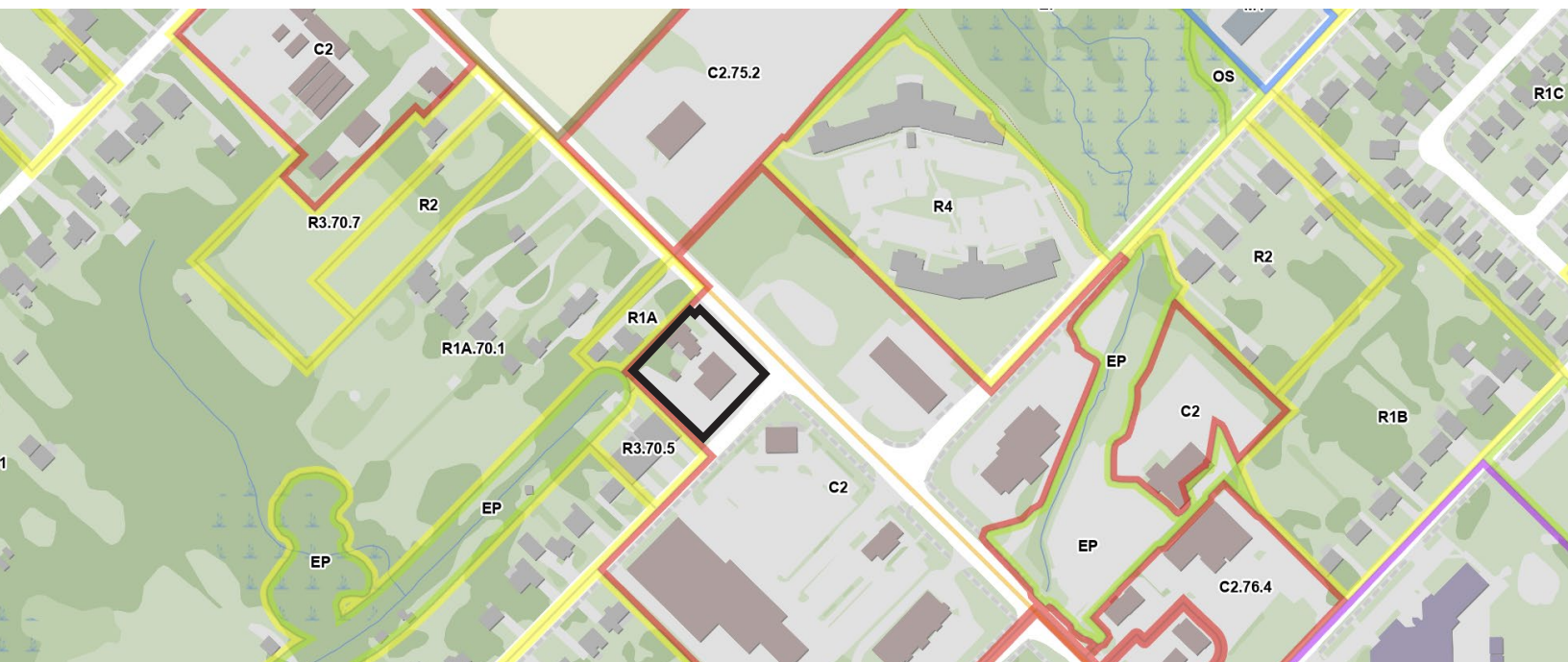
Rear retail



Garage

C2 Zone permitted uses

- Amusement arcade in accordance with Section 4.4
- Art gallery
- Artisan studio
- Assembly or banquet hall
- Automobile body repair and painting
- Automobile parts and accessories supplier
- Automobile service station in accordance with Section 4.5
- Automobile wash in accordance with Section 4.5
- Beer, liquor or wine store
- Building or lumber supply outlet
- Business or professional office
- Church
- Commercial recreation
- Commercial school or studio
- Convenience store
- Day care centre or day nursery
- Drive through service facility
- Department store
- Dry cleaning depot
- Dwelling above a ground level commercial use
- Farm implement sales and service establishment
- Farmer's market
- Financial establishment
- Funeral home
- Garden centre
- Gas bar including an accessory automobile wash
- Hardware store
- Home improvement centre
- Hotel
- Laundromat
- Library
- Medical clinic
- Miniature golf course
- Motel
- Office supply
- Parking lot
- Personal service shop
- Photofinishing establishment
- Place of entertainment
- Postal or courier outlet
- Printing, publishing, and packaging establishment
- Private or commercial club
- Public building
- Rental outlet
- Restaurant
- Retail store with a gross floor area less than 300 meters squared
- Retail store with a gross floor area of 300 metres squared
- Retail food store
- Service or repair shop
- Specialty food store
- Tavern
- Veterinarian clinic
- Video rental outlet
- Any commercial use lawfully existing as of the date of passing of this by-law



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Get more information

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