



# FOR SALE

## 59 MONTCLAIR DRIVE, WOODSTOCK

COMMERCIAL SALE  
OPPORTUNITY



**REMAX**


**a-b REALTY LTD.**  
BROKERAGE  
INDEPENDENTLY OWNED & OPERATED


# THE OFFERING

Located in the central hub of Woodstock south, and 4 minutes from the 401/403 junction and Highway 59, this 13,000 sq/ft building with 12' clear height, is currently zoned M2 but in the process of a rezone in progress for commercial/retail. Set on nearly 2.5 acres, and immediately surrounded by Canadian Tire, Winners, Walmart, Home Depot and so much more.


With 30% of the building set for office space and the balance open warehouse, this can easily be reconfigured to your needs. With several level entry doors and a loading dock, this building has a multi purpose use. Lots of space on the other half of the property to build another building over an above the current structure. Brochure with extended details and floor plan available.


## Property Overview


 Net Rentable Area  
31,100 SF

 Lot Area  
2.5 AC

 HYDRO AMPERAGE

 Clear Height  
12 FT

 Shipping Doors  
1 DI

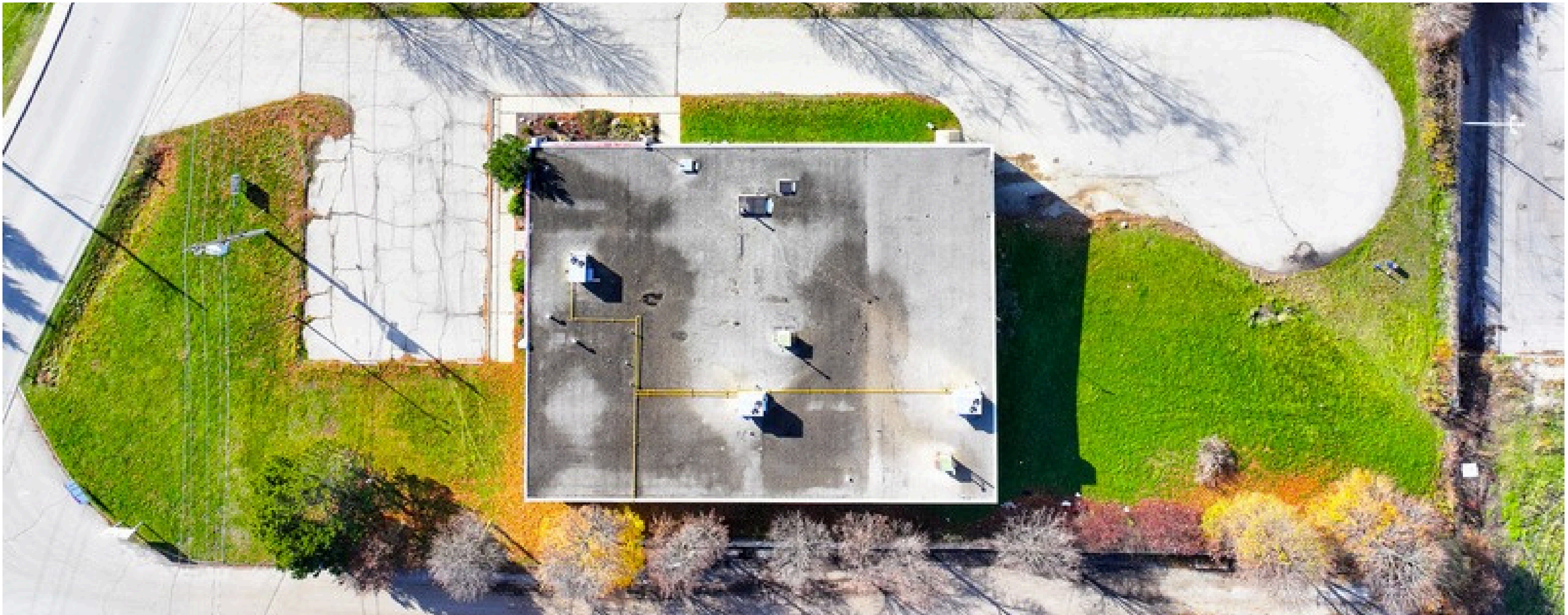
 Lot Coverage  
30%

 Zoning  
M2

ASKING PRICE: \$3,900,000







# INVESTMENT HIGHLIGHTS



## LEASE OPPORTUNITY

19.59 PER SQUARE FOOT PLUS TMI



## FLEXIBLE ZONING:

CURRENTLY M2; TO BE REZONED FOR C6 RETAIL



## IN THE HUB

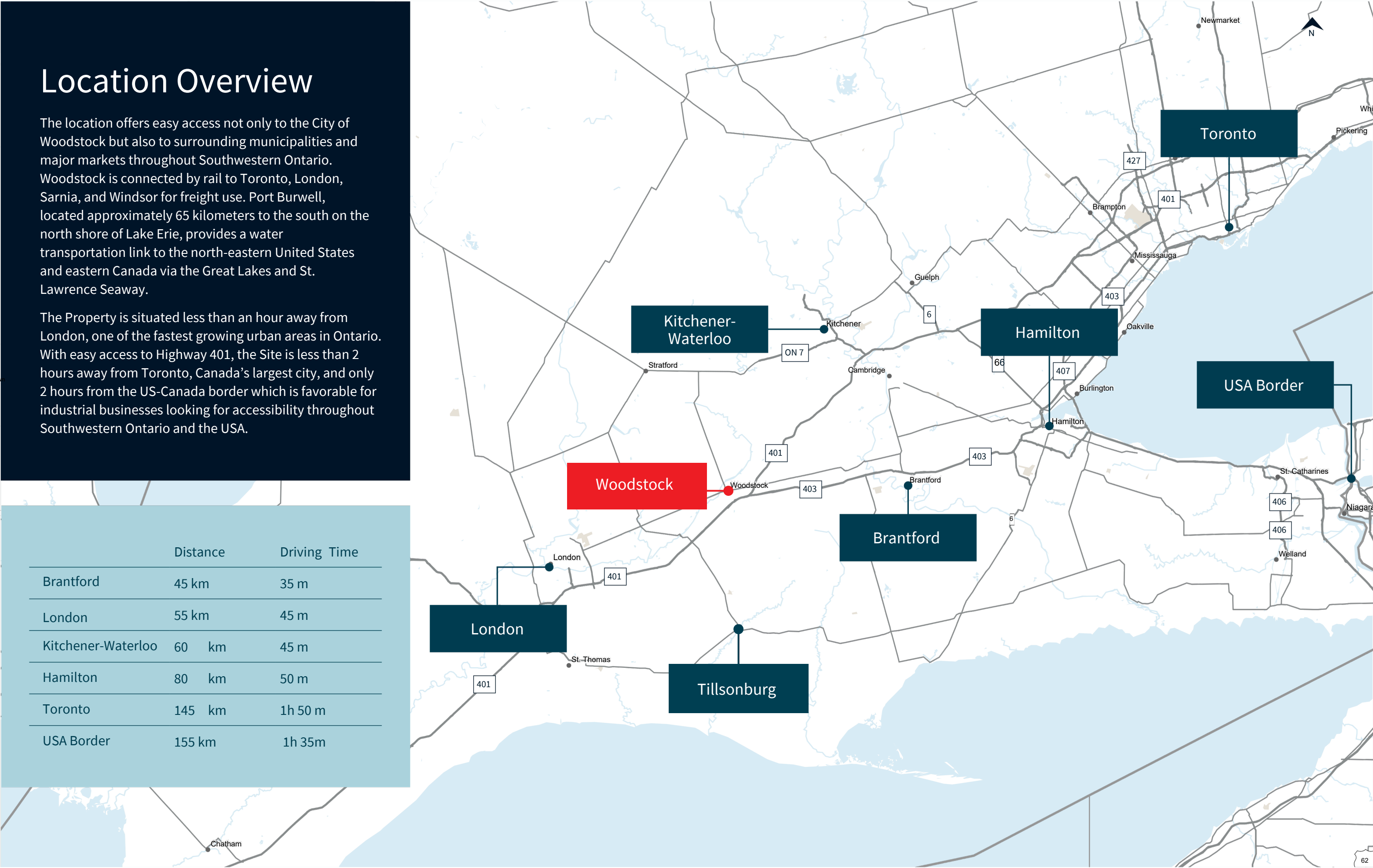
RIGHT IN THE MIDDLE OF ALL MAJOR  
SUPER STORES IN WOODSTOCK

# Location Overview

The location offers easy access not only to the City of Woodstock but also to surrounding municipalities and major markets throughout Southwestern Ontario. Woodstock is connected by rail to Toronto, London, Sarnia, and Windsor for freight use. Port Burwell, located approximately 65 kilometers to the south on the north shore of Lake Erie, provides a water transportation link to the north-eastern United States and eastern Canada via the Great Lakes and St. Lawrence Seaway.

The Property is situated less than an hour away from London, one of the fastest growing urban areas in Ontario. With easy access to Highway 401, the Site is less than 2 hours away from Toronto, Canada’s largest city, and only 2 hours from the US-Canada border which is favorable for industrial businesses looking for accessibility throughout Southwestern Ontario and the USA.

	Distance	Driving Time
Brantford	45 km	35 m
London	55 km	45 m
Kitchener-Waterloo	60 km	45 m
Hamilton	80 km	50 m
Toronto	145 km	1h 50 m
USA Border	155 km	1h 35m





# ZONING

## M2 DESIGNATION

The property is designated M2 (Restricted Industrial), offering flexibility for a wide range of industrial and commercial operations. This zoning accommodates manufacturing, assembling, processing, warehousing, and related industrial activities, along with a variety of compatible accessory uses. Its versatile designation makes the site well-suited for businesses requiring production space, storage capacity, or service-oriented industrial functions.

### PERMITTED USES (BUT NOT LIMITED TO):

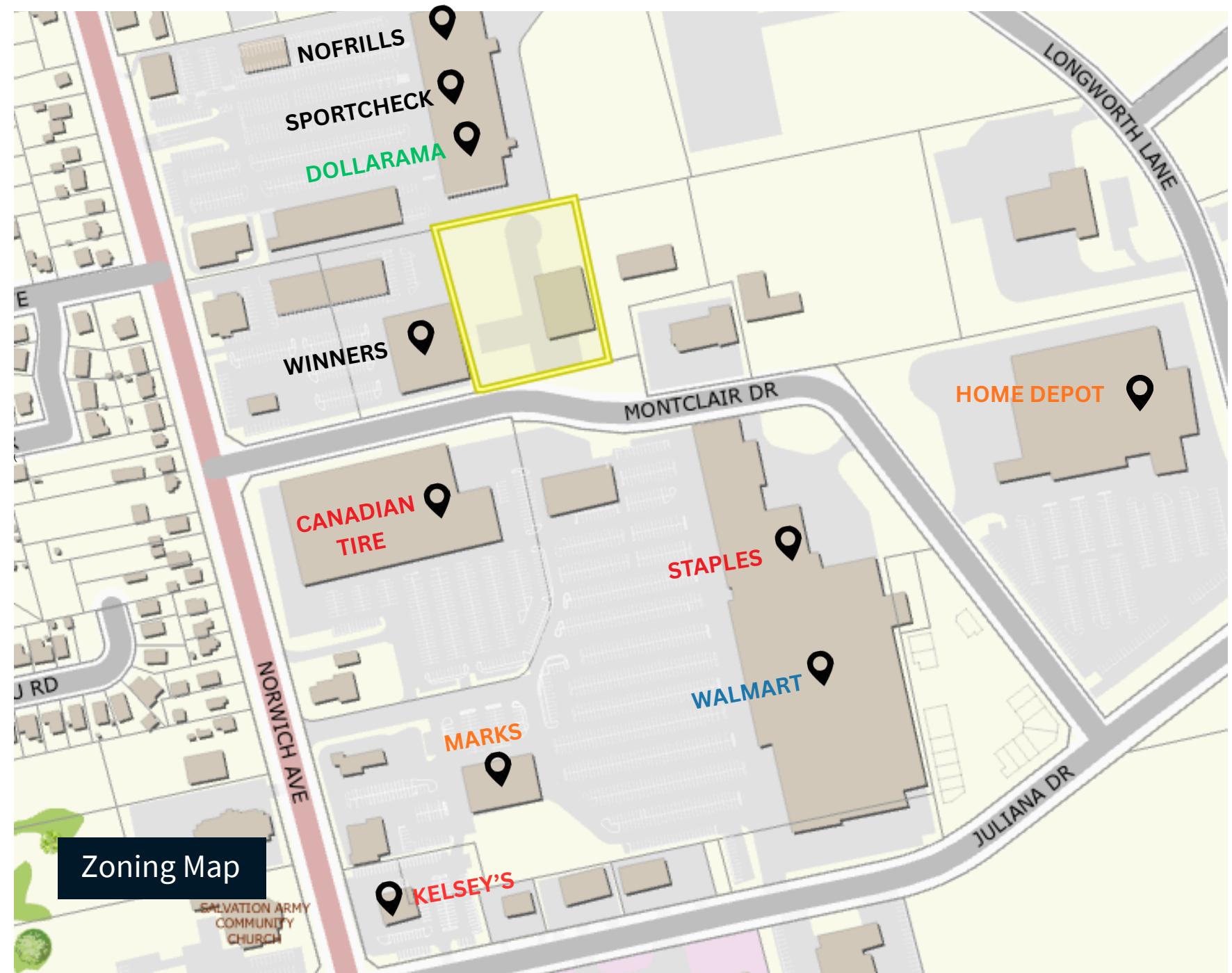
- Automobile service station
- Dry cleaning establishment
- Fabricating plant
- Packaging plant
- Printing plant
- Processing plant
- Wholesale outlet
- Retail sales outlet

## C6 RETAIL

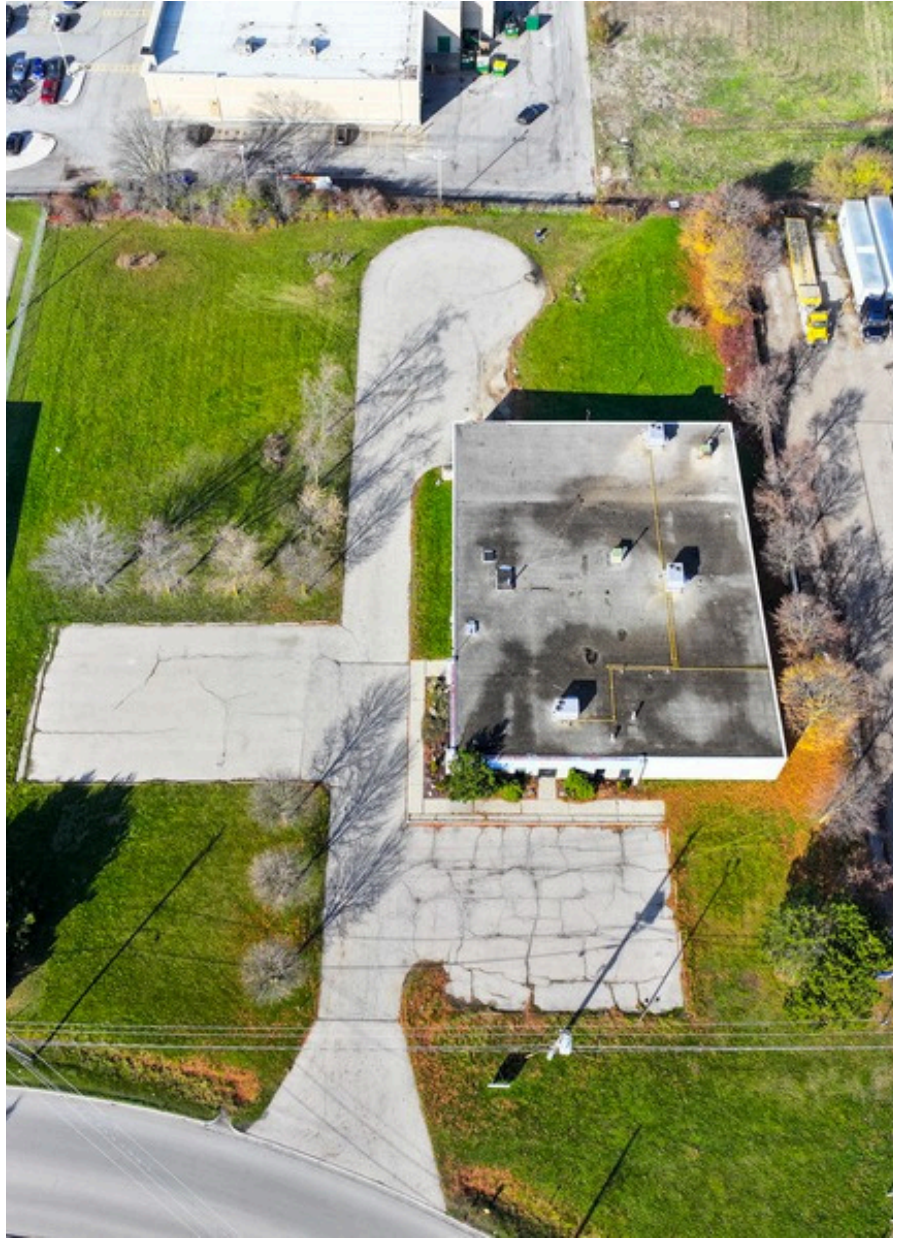
The Property is zoned C6 – Regional Commercial, allowing for a wide range of retail and service-based uses. The site accommodates large-format retail, restaurants, specialty shops, financial institutions, personal service uses, and a variety of commercial operations suited to high-traffic, regional destinations. Its flexible zoning and generous lot size make it ideal for commercial development, multi-tenant retail buildings, or stand-alone destination uses, offering strong exposure and excellent adaptability for future growth.

### PERMITTED USES (BUT NOT LIMITED TO):

- Appliance sales & service shop
- Convenience store
- Eating establishments (restaurants)
- Personal service shop (e.g., salons)
- Retail food store
- Specialty food store (like bakery, deli)
- Recreational building – indoor sports
- Drug store

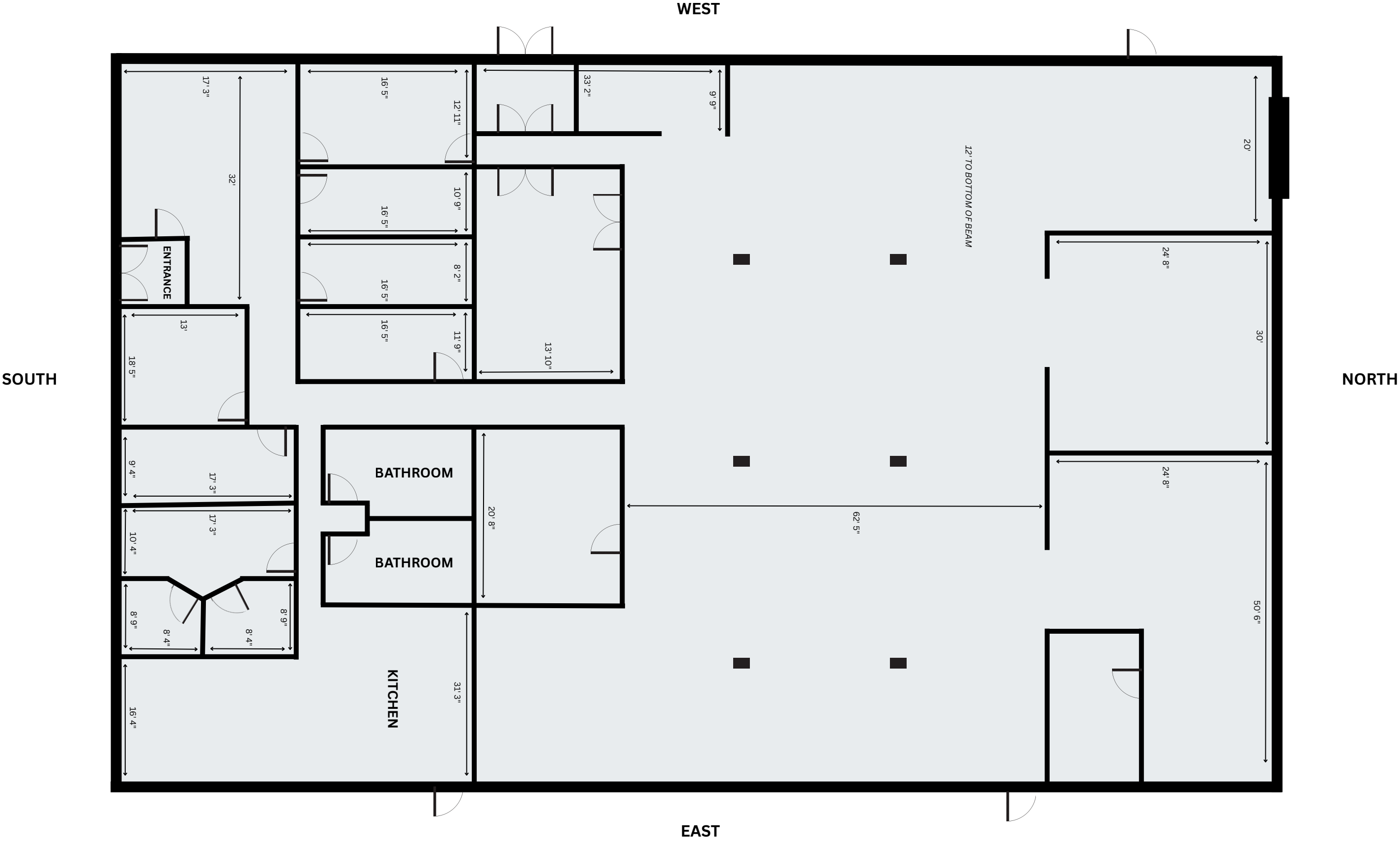








# 59 MONTCLAIR FLOOR PLAN





# OFFERING PROCESS

## FREE & CLEAR

The Property is offered for sale free and clear of existing financing.

## PRIMARY CONTACT

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*Ask  
Marius*  
REAL ESTATE TEAM