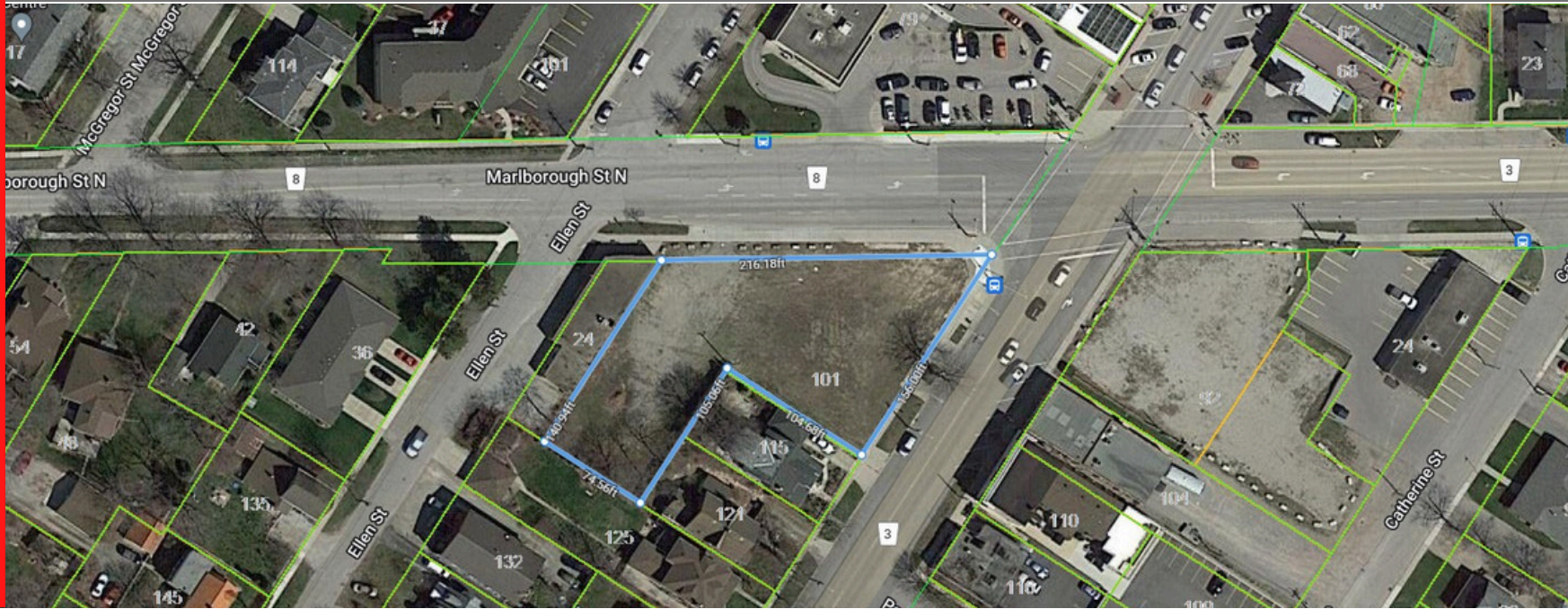


FOR LEASE

101 Talbot Street West

Blenheim, Ontario



HOME

HIGHLIGHTS

SITE
PLAN

PERMITTED
USES

For more information, please contact:

Mike Sleiman REALTOR®

📞 519.966.7777

✉ msleiman@windsor-realty.com



101 Talbot Street West

Blenheim, Ontario

Property Highlights

High profile Talbot Street West, located in downtown Blenheim, ON. Corner of HWY #3 and Talbot St South and across the street from Tim Hortons, Great visibility. This retail complex is situated on a site totaling approximately 0.58 acres. Property has superior access, which offers prominent exposure to vehicular traffic, while offering tenants exceptional signage opportunities. Located in the retail district within directly proximity to other retailers.

Approximately 1,840 sq.ft available for drive-thru at \$45.00 per sq ft. or the Landlord will build to suit up 3,500 sq.ft free standing building at \$30.00 sq.ft.



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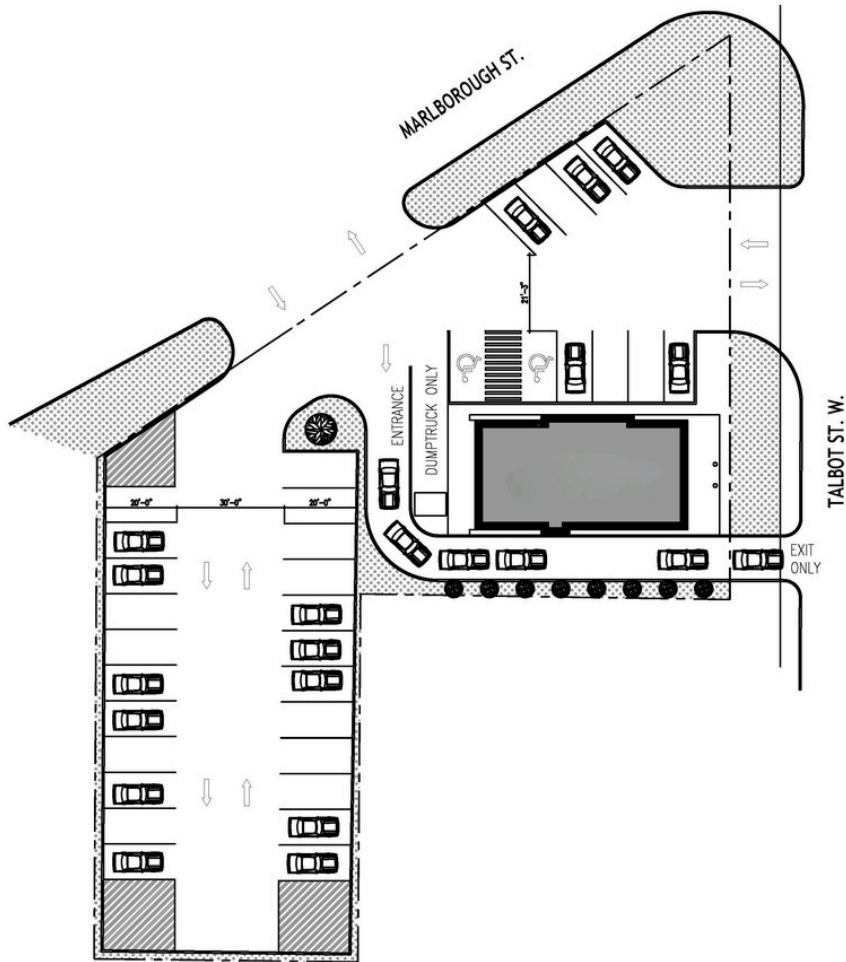
📞 519.966.7777

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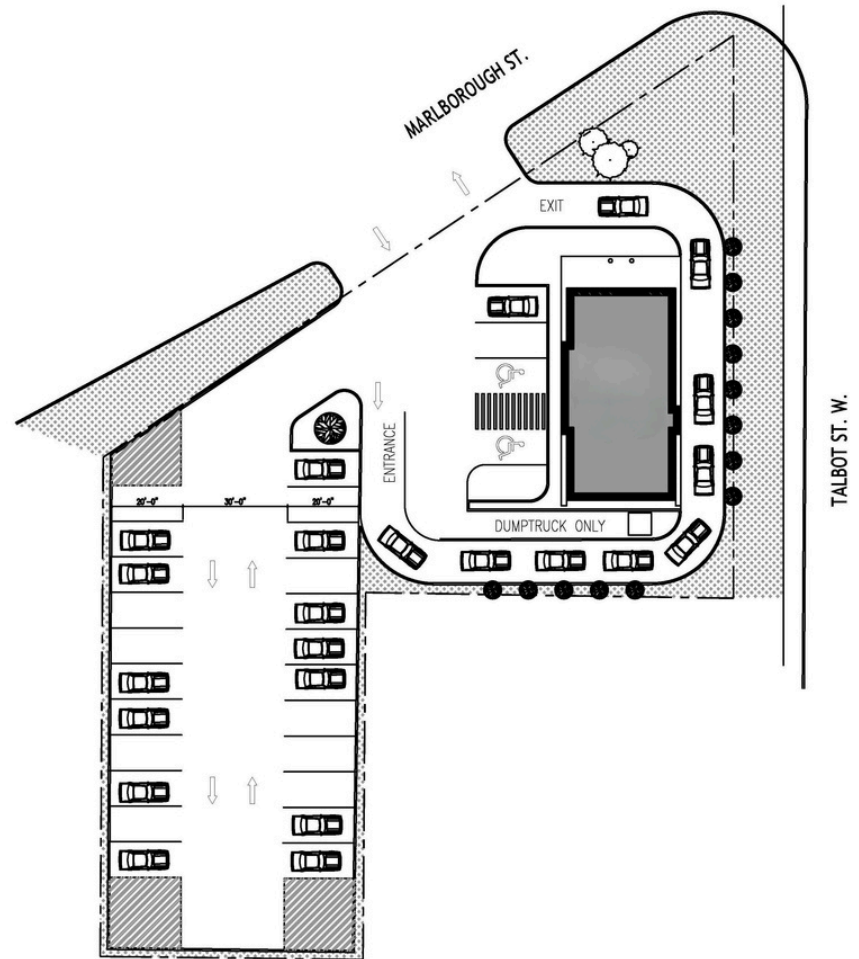
101 Talbot Street West

Blenheim, Ontario



SITE PLAN V1

SCALE: N.T.S.



SITE PLAN V2

SCALE: N.T.S.

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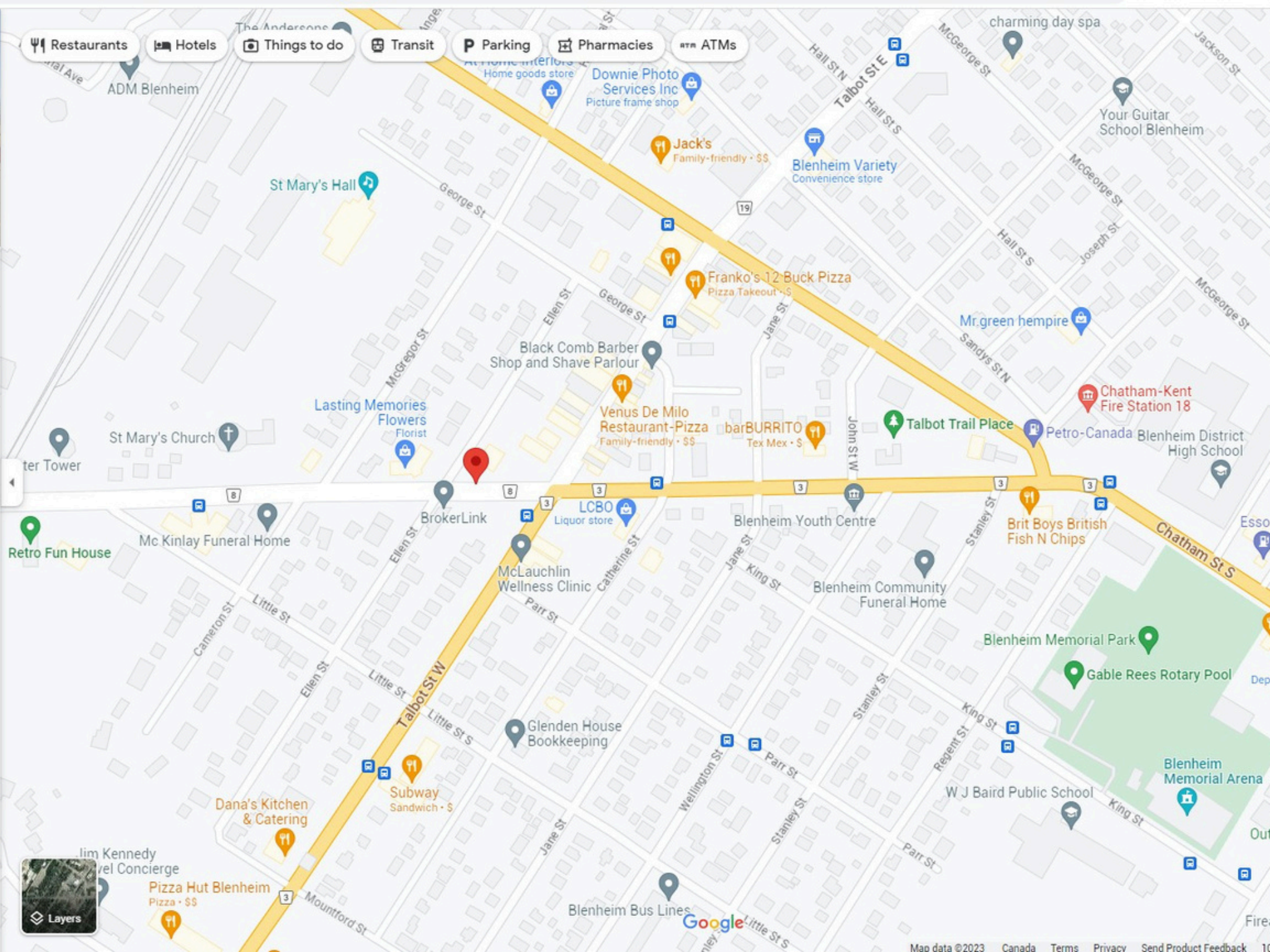
live better.

VALENTE

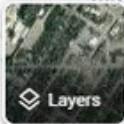
50 YEARS

519-966-7777

Remo Valente Real Estate (1990) Limited, Brokerage



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



101 Talbot Street West

Blenheim, Ontario

PERMITTED USES

UC (CBD) CENTRAL BUSINESS DISTRICT

- | | |
|--|------------------------------------|
| a) Adult Secondary School | aa) Personal Service Establishment |
| b) Apartment Dwelling | bb) Pet Shop |
| c) Assembly Hall | cc) Post-Secondary School |
| d) Bake Shop | dd) Print Shop |
| e) Bank/Financial Institution | ee) Rental Establishment |
| f) Beer/Liquor Store | ff) Retail Store |
| g) Bus Depot | gg) Retail Store - Convenience |
| h) Call Centre | hh) Service or Repair Shop |
| i) Child Care Centre | ii) Service Trade Establishment |
| j) Church | jj) Shopping Centre |
| k) Clinic | kk) Supermarket |
| l) Club, Private | ll) Tavern |
| m) Commercial Entertainment and Recreational Establishment | mm) Temporary Care Facility |
| n) Commercial School | |
| o) Cultural Facility | |
| p) Department Store Type Merchandise (DSTM) | |
| q) Dry Cleaning Establishment | |
| r) Eating Establishment | |
| s) Eating Establishment - Take Out | |
| t) Funeral Home | |
| u) Furniture Store | |
| v) Hotel | |
| w) Mixed Use Commercial/Residential Building | |
| x) Office | |
| y) Parking Area | |
| z) Parking Lot | |

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