



FOR SALE | LARGE INSTITUTIONAL BUILDING

725

GIBRALTER STREET, DELHI, ON

Asking Price: \$4,850,000



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

ASKING PRICE: \$4,850,000

PROPERTY HIGHLIGHTS

Rare opportunity to purchase a large institutional building in Delhi, ON. The property, now vacant, operated as a full-service retirement residence with for over 30 years. The existing building spans approximately 26,000 SF over two levels, plus a basement area. It features 53 residential rooms, each equipped with an individual heat source and a three-piece bath.

- **Building Area:** Approx. 26,000 SF
- **Site Area:** Approx. 0.935 acres (plus excess land 0.789 acres - sold separately)
- **Zoning:** Community Institutional (IC)
 - * The existing Institutionally zoned property allows for several different uses including but not permitted to: long-term care facility, place of worship, training and rehabilitation centre, community centre
- **Taxes:** \$47,073.79 (2023)
- Located in Delhi, ON, this property is conveniently situated near several major cities and municipalities, including London, Woodstock, St. Thomas, and Tillsonburg. It is also within a short distance to Toronto, Brantford, and the Kitchener/Waterloo area. and down the street from schools, parks, and other amenities in the immediate area
- **Parking:** Plenty of spaces available on-site
- **Year Built:** Purpose built in 1989/1990
- **Electrical:** 3 Phase power, 600 amps



EXISTING ELEVATOR

Runs from the Main floor to the 2nd floor and lower level



INSTITUTIONAL ZONING

Permits a wide range of uses



53 RESIDENTIAL UNITS

Existing in the building currently



CONVENIENTLY LOCATED

In close proximity to London, Woodstock, St. Thomas & Tillsonburg

TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

CUSHMAN & WAKEFIELD
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY DETAILS

725 GIBRALTER STREET, DELHI, ON	
LEGAL DESCRIPTION:	PT BLK 28 PL 189 PT 1 37R3769; NORFOLK COUNTY
FRONTAGE:	Approx. 230'
DEPTH:	Approx. 193'
PROPERTY TYPE:	Institutional
ZONING:	Community Institutional (IC)
YEAR BUILT:	1989/1990
NUMBER OF STOREYS:	Two storey building with basement
ROOF:	Flat Roof (Shingle)
COMMON AREAS:	Dining room, reception area, resident lounges on the 1 st & 2 nd Floors, break room, manager office, nurse office, activity room, salon and multi-purpose room, exercise/activity room, community room, patio area, front foyer area
SPRINKLERS:	Sprinklers installed in the building
HEATING:	Gas forced air heating and electric baseboard
ADDITIONAL AMENITIES:	On-site backup and standby generator, LED lighting, full commercial kitchen, rear patio area, on demand hot water heating system, sub-pump system
MUNICIPAL SERVICES:	Water, gas, hydro and sewer services to the building
SERVICE AREAS:	<ul style="list-style-type: none"> • Kitchen is located on the main floor • Residential laundry room, mechanical and electrical room are located on the lower level
IN-SUITE AMENITIES:	<p>In-suite amenities include:</p> <ul style="list-style-type: none"> • Private 3-piece bathrooms • Individually controlled HVAC • Magnetic door stops • Emergency light

TYLER DESJARDINE
Sales Representative
 519 438 5403
 tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
 www.cushwakeswo.com



©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

RECENT PROPERTY UPGRADES

ITEM	UPGRADE/REPLACEMENT YEAR (EST.)
FRONT DOOR REPLACEMENT	2028
EXTERIOR LOUNGE DOOR	2022
WINDOW REPLACEMENT	2012
TWO DOOR COOLER	2020
SINGLE DOOR COOLER	2020
THREE DOOR FREEZER	2016
GAS RANGE	2016
TWO OVENS & GRILL TOP	2011
RANGE HOOD & EXHAUST	2011
DRYER	2013
ROOF	2015
GENERATOR	2014 (\$53,000)
GREASE INTERCEPTOR	2019
NTI ON DEMAND WATER HEATER WITH STORAGE TANK	2019
FIRE SYSTEM	2019
MAGNETIC DOOR HOLDERS	2018
FRONT BUILDING COLUMNS	2018
LED LIGHTING RETROFIT	2013

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
 www.cushwakeswo.com



**CUSHMAN &
 WAKEFIELD**

Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

AERIAL & DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME*

COM \$91,026
CITY \$96,960

TOTAL POPULATION*

COM 8,954
CITY 71,411

EMPLOYMENT*

EMPLOYED 61%
UNEMPLOYED 39%

HOUSEHOLDS NBH*

OWNED 85%
RENTED 15%

*Sourced from GeoWarehouse

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

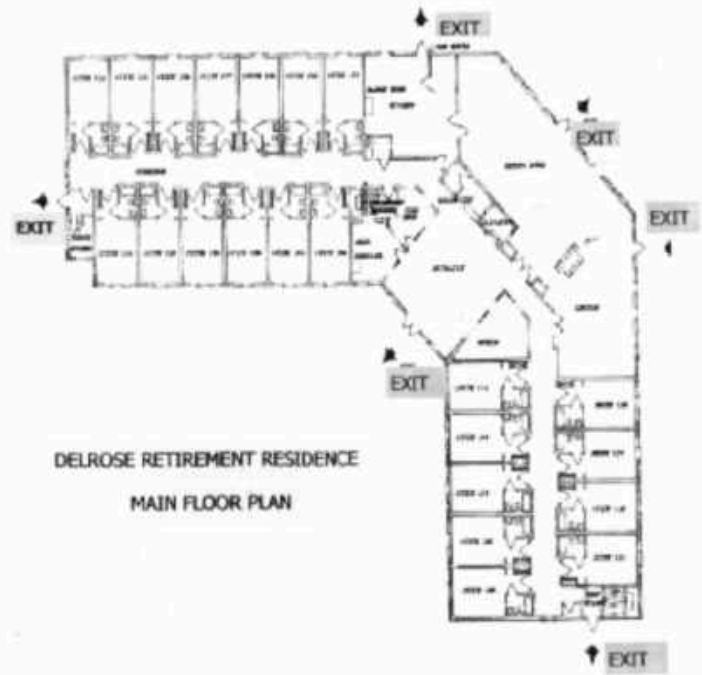
©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

FLOOR PLANS



DELROSE RETIREMENT RESIDENCE
LOWER LEVEL FLOOR PLAN

DIAGRAM D



DELROSE RETIREMENT RESIDENCE
MAIN FLOOR PLAN

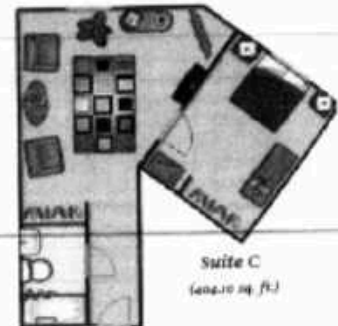


DELROSE RETIREMENT RESIDENCE
SECOND FLOOR PLAN

DIAGRAM B



Suite A
(298 sq. ft.)



Suite C
(404.10 sq. ft.)



Suite B (344.2 sq. ft.)



Suite D
(406.6 sq. ft.)

TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD

SOUTHWESTERN ONTARIO

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES



TYLER DESJARDINE
Sales Representative
519 438 5403
tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
SOUTHWESTERN ONTARIO
850 Medway Park Dr, Suite 201
London, Ontario N6G 5C6
www.cushwakeswo.com

 **CUSHMAN &
WAKEFIELD**
Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.

PROPERTY IMAGES



TYLER DESJARDINE
Sales Representative
 519 438 5403
 tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD
 SOUTHWESTERN ONTARIO
 850 Medway Park Dr, Suite 201
 London, Ontario N6G 5C6
 www.cushwakeswo.com

CUSHMAN & WAKEFIELD
 Southwestern Ontario

©2024 Cushman & Wakefield Southwestern Ontario, Real Estate Brokerage, Independently Owned and Operated. A Member of the Cushman & Wakefield Alliance. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. All rights reserved.