

For Sale: Vacant Freestanding Commercial Building

# 115 Edward Street St. Thomas, ON

User/Investor Opportunity



Lennard:

# The Opportunity

Lennard Commercial Realty Ltd. (the “Advisor”) has been retained by the Vendor to facilitate the sale of a 100% freehold interest in a freestanding commercial property located at 115 Edward Street, St. Thomas, ON (the “Property”).

This offering includes a 24,208 square foot retail building situated on a 2.57-acre lot, complemented by an additional 2.28-acre severed parcel, totaling 4.85 acres. The Property features a large open retail floor space, covered storage, a receiving area, and gated outdoor storage, providing versatility for various retail or commercial uses.

Strategically positioned in St. Thomas, a city experiencing rapid growth, the population currently stands at approximately 50,000 and is projected to increase by 60% to nearly 80,000 by 2051. As part of the London Census Metropolitan Area (CMA), which has a population of approximately 545,000, St. Thomas serves as a key regional hub for business and commerce.

With its strategic location and ample excess land, the Property offers an outstanding opportunity for owner-users, developers, or investors seeking a highly visible commercial asset with significant growth potential in a thriving market.

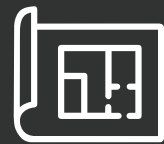


**Asking Price: \$5,250,000**

## Property Highlights



24,208 SF freestanding building on 2.57 acres



Adjacent parcel of 2.28 acres (severed) included in the offering



Prime location, surrounded by national branded retailers



Well configured building, ideal for both end users and investors



Premium visibility along St. Thomas’ busiest thoroughfare



Strategic location in a rapidly expanding community

# Property Details

<b>Address:</b>	115 Edward Street, St. Thomas, ON
<b>PIN Numbers</b>	351880035 (Building) 351880034 (Vacant Severed Parcel)
<b>Site Area:</b>	2.57 acres (Building) 2.28 acres (Vacant Severed Parcel)
<b>GLA:</b>	24,208 SF
<b>Fenced Sales Area:</b>	Gated outdoor sales area
<b>Frontage:</b>	300 feet (approx.)
<b>Depth:</b>	380 feet (approx.)
<b>Shipping:</b>	Truck Level Loading Dock with 8'x 8' Overhead Door
<b>Clear Height:</b>	14ft – 15ft
<b>Zoning:</b>	C5 - Secondary Commercial Zone
<b>Parking:</b>	104 Stalls
<b>Taxes:</b>	\$78,151 (2024) – Building \$3,686 (2024) – Vacant Severed Parcel

**High profile location along St. Thomas' major commercial thoroughfare**

## Construction

Concrete slab on grade with cast-in-place concrete foundation walls. Built in 1997 with multiple renovations including full roof replacement in 2019.

## Access

Full-turn access from First Avenue and Edward Street

## Environmental & BCA

Phase 1 (Englobe - December 2017)  
Geotechnical (Norlon Builders - August 2008)

## Vacant Parcel (Excess Land)

2.28 acres of adjacent prime commercial land fronting onto First Avenue.

## HVAC

Heating and cooling is provided by roof mounted HVAC systems

## Financing

Free and clear offering (VTB may be considered)





**BERRY HILL LIMITED**

**ENTEGRUS POWERLINES INC.**

**PARAMEDIC MEDAVIE**

**REAL CANADIAN SUPERSTORE**

**Walmart**

**Ren's Pets Depot SOURCE shoe DEPOT DOLLAR TREE**

**Libro**

**TD**

**Mobil**

**Dulux**

**BEER STORE**

**freshii SleepCountry**

**LCBO petvalu DOLLARAMA Service Canada ACW**

**Tim Hortons**

**OSH KOSH carter's Big boy SALLY BEAUTY Stacked Faces Haircuts**

**STAPLES ROGERS TELUS GameStop**

**Wendy's**

**Mark's WINNERS PET SMART**

**May Browns CHICKEN**

**Starbucks**

**Harvest House fish & chips**

**Ford**

**CANADIAN TIRE**

**SHERWIN WILLIAMS Firehouse SUBS sunset grill**

**Vacant Severed Parcel**

**Edward Street**

**First Ave**

**CHEVROLET GMC**

**SHOPPERS DRUG MART**

**THE SALVATION ARMY**

**RONA**

# Significant Development Potential

Beyond the existing retail footprint, the 2.28-acre severed parcel offers a prime development opportunity, providing flexibility for future expansion, additional retail, or complementary commercial uses. With strong demand for commercial space in this high-growth market, investors and developers have the potential to unlock additional value through new development or site intensification.

With its prime location, substantial land area, and adaptable facilities, the Property presents an exceptional opportunity for owner-users, developers, or investors seeking a well-positioned commercial asset with both immediate utility and long-term growth potential.

**2.28 Acres of Severed Land Offering a Prime Expansion or Development Opportunity**





Lockes Public School

Monsignor Morrison Catholic School

115 Edward St.

BERRY HILL LIMITED

St Thomas Soccer Club Athletic Park

CHEVROLET RONA SHOPPERS DRUG MART GMC NISSAN THE SALVATION ARMY

REAL CANADIAN SUPERSTORE Walmart STAPLES FIREHOUSE SUBS sunset grill Mobil Wendy's Mark's PET SMART Stacked WINNERS OSHKOSH carter's TD

LCBO petvalu GREAT CANADIAN OIL CHANGE KFC FRESH CO Service Canada AGW DOLLARAMA FOODLAND SUBWAY barBURRITO Popeyes McDonald's Tim Hortons

Ford Dulux HARVEY'S SWISS CHALET FARMER'S STAR CREAMERY BEER STORE MELT food co. COBS BREAD Pizza Hut GUAC MEXI GRILL Starbucks SleepCountry GREAT CANADIAN OIL CHANGE freshii Mary Browns CHICKEN

ELGIN CENTRE Great Shopping Right at Home CINEPLEX metro Fit 4 Less GIANT TIGER Holiday Inn

Comfort INN

John Wise Public School

St Thomas Elgin General Hospital

Parkside Collegiate Institute

Jim Waite Park

Doug Tarry Complex

# Zoning

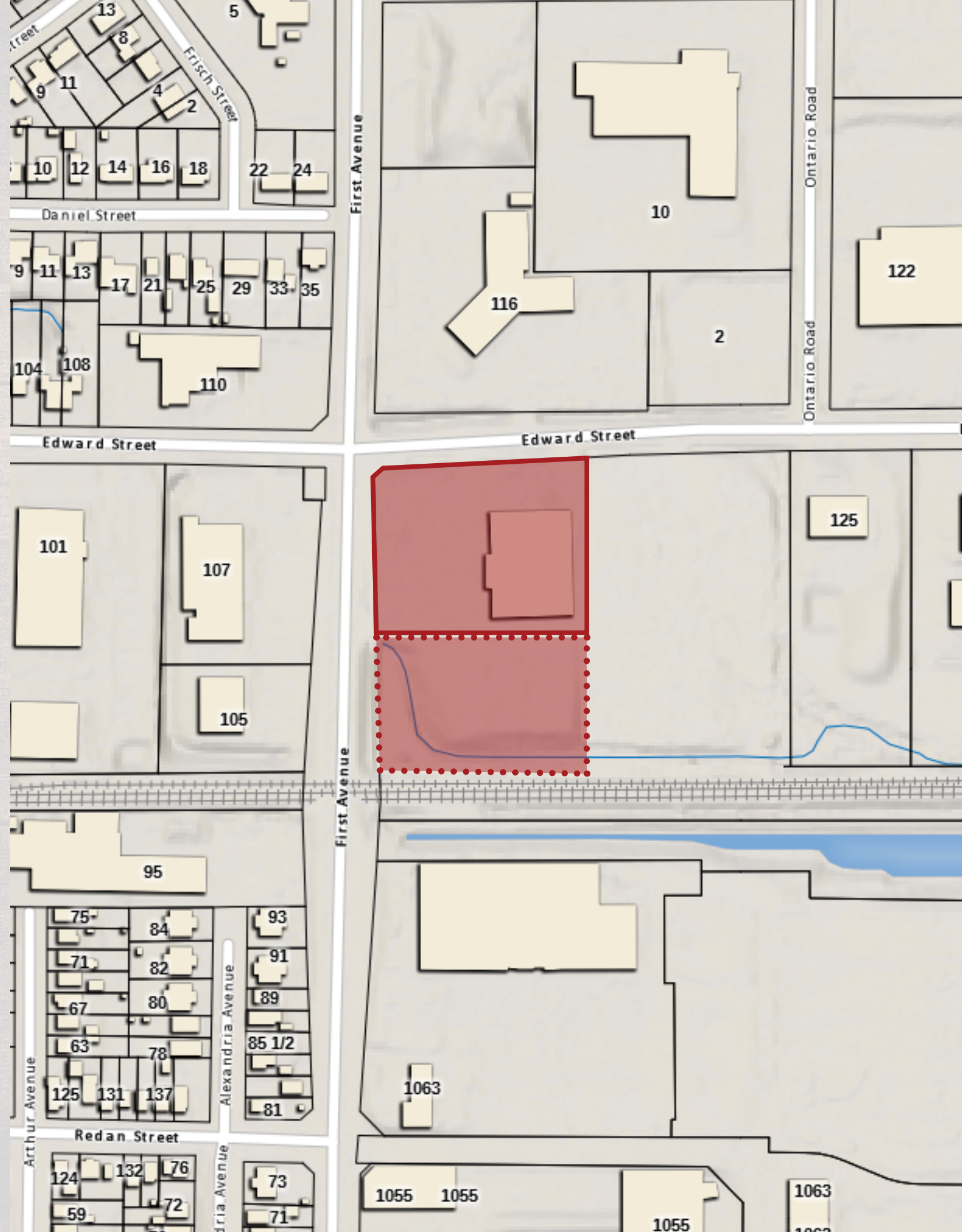
## C5 - Secondary Commercial Zone

In this zone, no land, building or structure shall be used except for the following purposes:

### Permitted Uses

- Apparel and accessory store
- Automotive service business
- Automotive trade
- Bakery
- Books and stationary store
- Business office
- Car wash
- Clinic
- Convenience store
- Drug store
- Drive-in restaurant
- Electronics and computer store
- Gas bar
- Home and auto supply
- Hotel
- Household furnishing store
- Liquor, beer or wine store
- Office supply store
- Personal service shop
- Private club
- Public and private recreation facility
- Restaurant
- Retail store
- Tavern
- Theatre
- Tires, batteries and accessories store
- Entertainment centre

Source: City of St. Thomas By-Law No. 74-2018

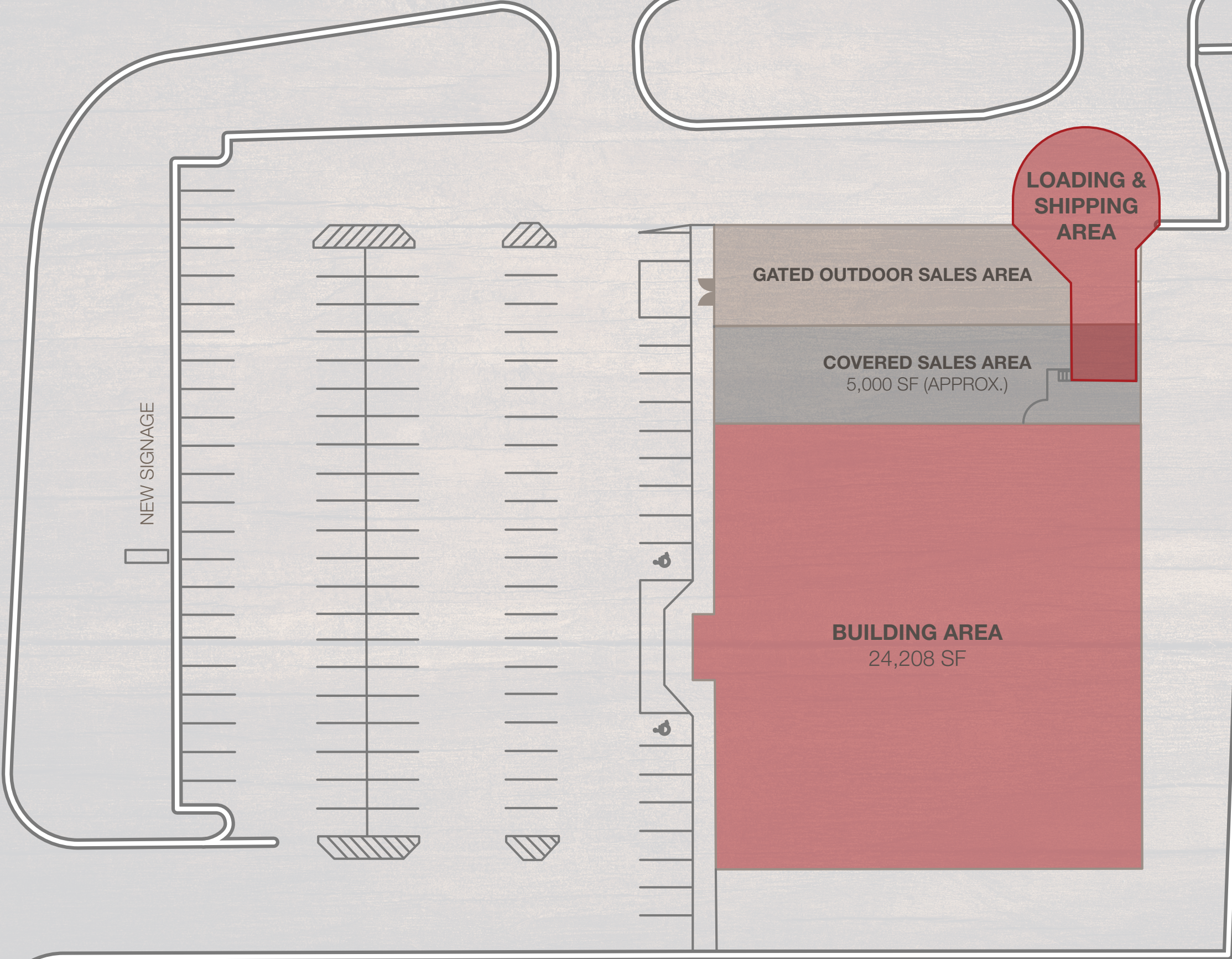


# Site Plan



FIRST AVENUE

EDWARD STREET





# Photos



# Photos



# St. Thomas

St. Thomas is a well-connected city just south of London and Highway 401. Five major Canada – U.S. border crossings are within easy reach. St. Thomas is an economically diverse community with a thriving economy and skilled workforce. Halfway between Toronto and Detroit, St. Thomas has 4 ramps to Highway 401, rail access throughout the City and nearby regional and international airports.

St. Thomas is set to experience explosive growth with the announcement of Volkswagen's massive new 2,000,000 SF electric vehicle battery plant. Covering an area the size of 210 football fields, the EV plant will be Canada's largest complex, employing about 3,000 people and costing \$7 Billion.



**St. Thomas' Population Is Set to Explode  
by 60% to 80,000 people by 2051**



# Offering Process

## Memorandum Contents

This Confidential Investment Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, location and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness

and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Lennard or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under final page of the memorandum will relate to all sections of the CIM as if stated independently therein.

## Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisor in connection with the possible acquisition of the Property and agree that they will not look to the Vendor or the Advisor or any of their affiliates for any fees or commissions in connection with the sale of the Property other than the co-operating fee being offered.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the

Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisor.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

Based on the information contained in this CIM, and other information that may be made available by the Advisor upon request, interested parties are invited to submit an offer to address the following requirements:

1. The purchase price and deposits for the Property
2. Proposed timeline and the terms of due diligence and closing
3. Confirmation that the Property will be purchased on an “as is, where is” basis
4. Name of the ultimate beneficial owners of the Purchaser
5. Evidence of the Purchaser’s financial ability to complete the transaction

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisor.

Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

## Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendor, Advisor or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisor make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

## Submission Process & Timing

Proponents are invited to submit their offers to Lennard Commercial to the attention of Yash Kumar & Sergio diCarlantonio.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisor and the Vendor intend to review all offers as they are received.

## Exclusive Advisor

All inquiries regarding the Property or any information contained in this CIM should be directed to Lennard Commercial as exclusive agents for the Vendor.



# Lennard:

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