CUSHMAN & WAKEFIELD
Southwestern Ontario

FOR SALE

1105 WALLACE AVENUE NORTH

Listowel, ON





PRIME RETAIL BUILDING AND GAS BAR

ASKING PRICE	BUILDING AREA	SITE AREA
$3,500,000	18,752 SF	4 ACRES

JAMESON LAKE
Sales Representative
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BRENT RUDELL
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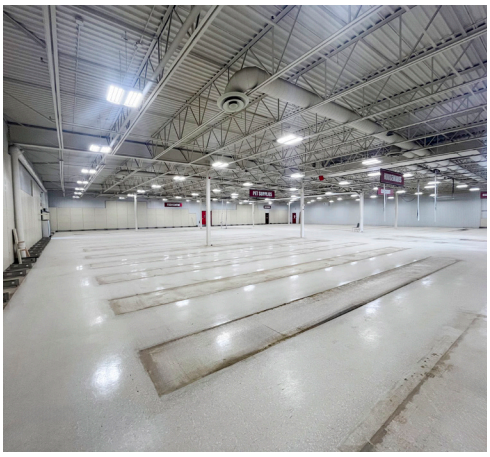
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ABOUT THE PROPERTY

Prime 18,752 square foot commercial retail building and gas bar, situated on 4 acres of land in a prominent commercial corridor in Listowel, Ontario. This property offers excellent visibility and is ideally suited for a variety of commercial retail uses. While the building is currently vacant, it benefits from a long-term lease with the gas bar. Don't miss this unique opportunity!

- **Zoning:** C3-1 - Highway Commercial - Permits a wide range of retail, service, and office-related uses
- **Taxes:** $50,093.64 (2024)
- **Grade Level Door:** 1
- **Clear Height:** 12'
- **Power:**
  - » 200 Amp
  - » 600 Volt
- Building is sprinklered











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