

For Sale:

Vacant Freestanding Commercial Building with Outside Storage

1600 Bruce Road 4 Walkerton, ON

User/Investor Opportunity



Lennard:

The Opportunity

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by the Vendor to facilitate the sale of a 100% freehold interest in a vacant freestanding commercial property located at 1600 Bruce Road 4, Walkerton, ON (the “Property”). This user/investor opportunity offers 23,523 SF of total gross leasable area (GLA), comprised of 19,015 SF of interior retail space and 4,508 SF of covered outdoor sales area. In addition, the site includes a secure, gated outdoor compound measuring approximately 4,376 SF, ideal for users requiring outdoor display or storage. A mezzanine level exists but is excluded from GLA calculations.

The Property was formerly occupied by Peavey Mart and is now fully vacant, offering immediate occupancy for a wide range of permitted uses. Strategically positioned on a 3.068 acre site, the building is highly visible and easily accessible from Bruce Road 4 and McNab Street. Zoned BP1 (Business Park Zone), the site supports a broad range of retail, automotive, light industrial, and contractor-type uses. The lot also includes excess land, providing future owners with the potential for expansion, enhanced parking, or additional outdoor storage, with the possibility of constructing an additional building.

1600 Bruce Road 4 is located near the entrance to the East Ridge Business Park, allowing the future owner to benefit from the traffic draw and potential complementary uses within the surrounding employment node.

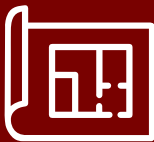
Asking Price:
\$4,800,000



Prime user/investor opportunity with immediate possession



Fully vacant, formerly occupied by Peavey Mart



Separate gated outdoor sales/storage area



Situated on 3.068 acres with excess land



Truck Level loading dock offering 53 ft trailer access



Located near major businesses in East Ridge Business Park

Prominently Located at the Gateway to
Walkerton in the East Ridge Business Park

East Ridge Apartments

Wilson Storage

Medigas Medical Supplies

United Rentals

Harman Heavy Vehicle Specialists

Westario Power Inc.

Best Western

Weiler's Cleaning Services

Walkerton Clean Water Centre

Ontario Provincial Police

Excess Land

Highway 4 / Bruce Road



Property Details

Address:	1600 Bruce Road 4, Walkerton, ON
Legal Description:	PCL 33-10 SEC CON 1 NDR WALKERTON TOWN; PT LT 35 CON 1 NDR WALKERTON PT 11, 12, 13, 14, 15, 18 & 19, 3R7926; S/T LT54447E, R33058, R35619 MUNICIPALITY OF BROCKTON
Former Use:	Peavey Mart (vacant)
Site Area:	3.068 acres
GLA:	Interior Retail Area: 19,015 SF Covered Outdoor Sales Area: 4,508 SF Total Area: 23,523 SF
Ceiling Height:	±16 feet in main retail area
Frontage:	500 feet (approx.)
Depth:	275 feet (approx.)
Loading:	Truck Level loading dock offering 53 ft trailer access
Zoning:	BP1 (Business Park Zone)
Taxes:	\$40,028 (2024)

Former High Performing Peavey Mart Location

Construction

Concrete slab on grade, metal-clad exterior, built circa 2005.

Environmental & BCA

Phase 1 ESA - completed by Pinchin (2023)

Property Location

Located within the East Ridge Business Park.

Former Tenant

Peavey Mart / TSC Stores.

Financing

Treat as Clear.

Excess Land

Potential for expansion, enhanced parking, or additional outdoor storage, with the possibility of constructing an additional building.



Amenity Map



1600 Bruce Road 4

FOODLAND

CIBC

Meridian

HIS STYLE

AXE 'N' GEAR MUSIC

JOY Source for sports

H&R BLOCK

BEER STORE

pizza pizza

BMO

GODFATHERS

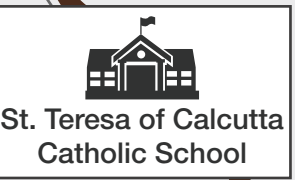
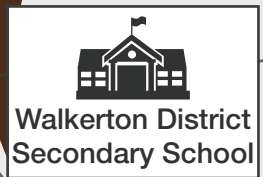
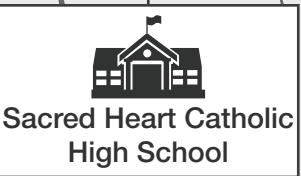
PHARMASAVE

Rexall

ah

littles & co.

A DELICATE EDGE



Durham Street W

Road 4

Side Road 15

Arthur-Kincardine Road

Zoning

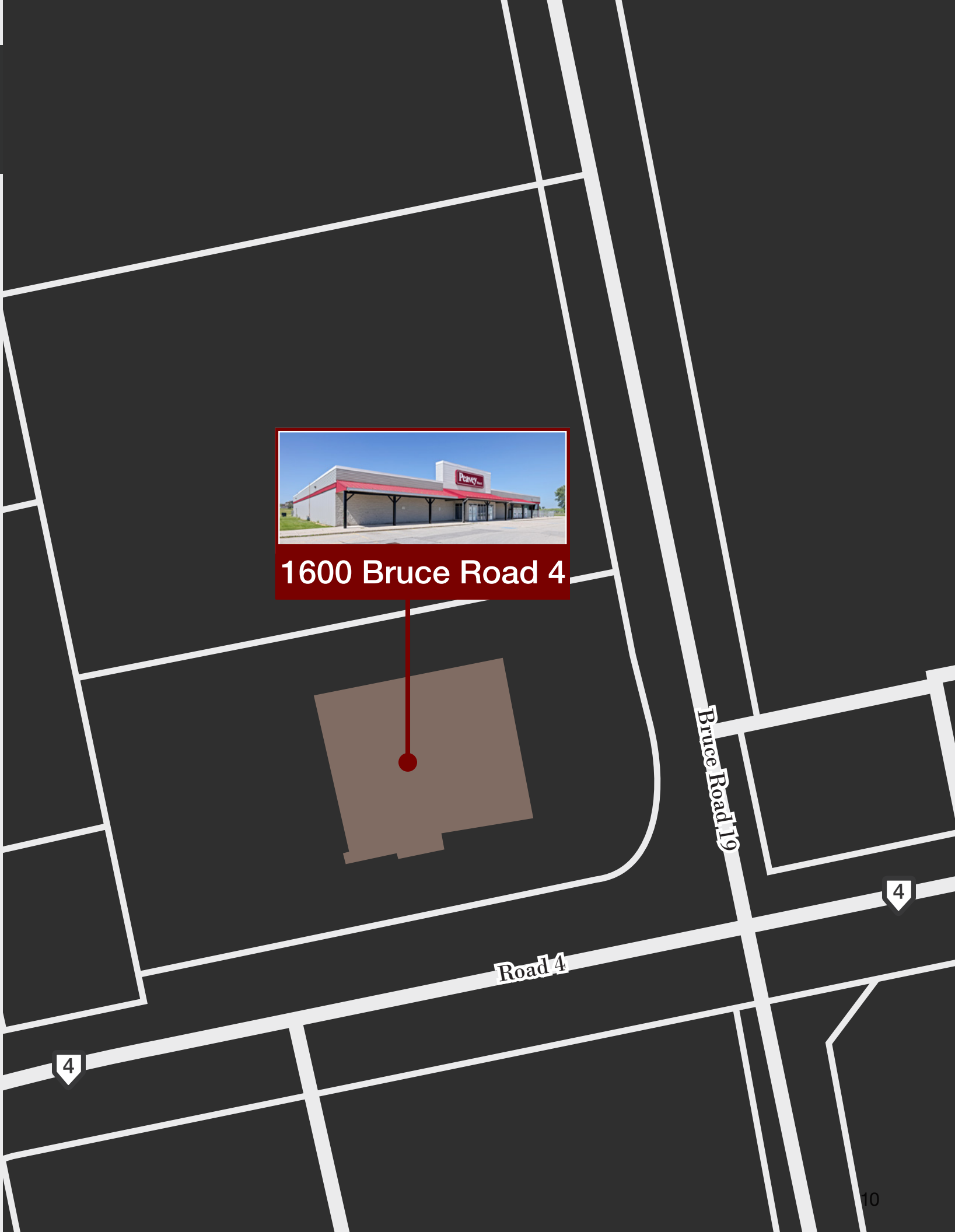
BP1 - Business Park Zone

Permitted Uses:

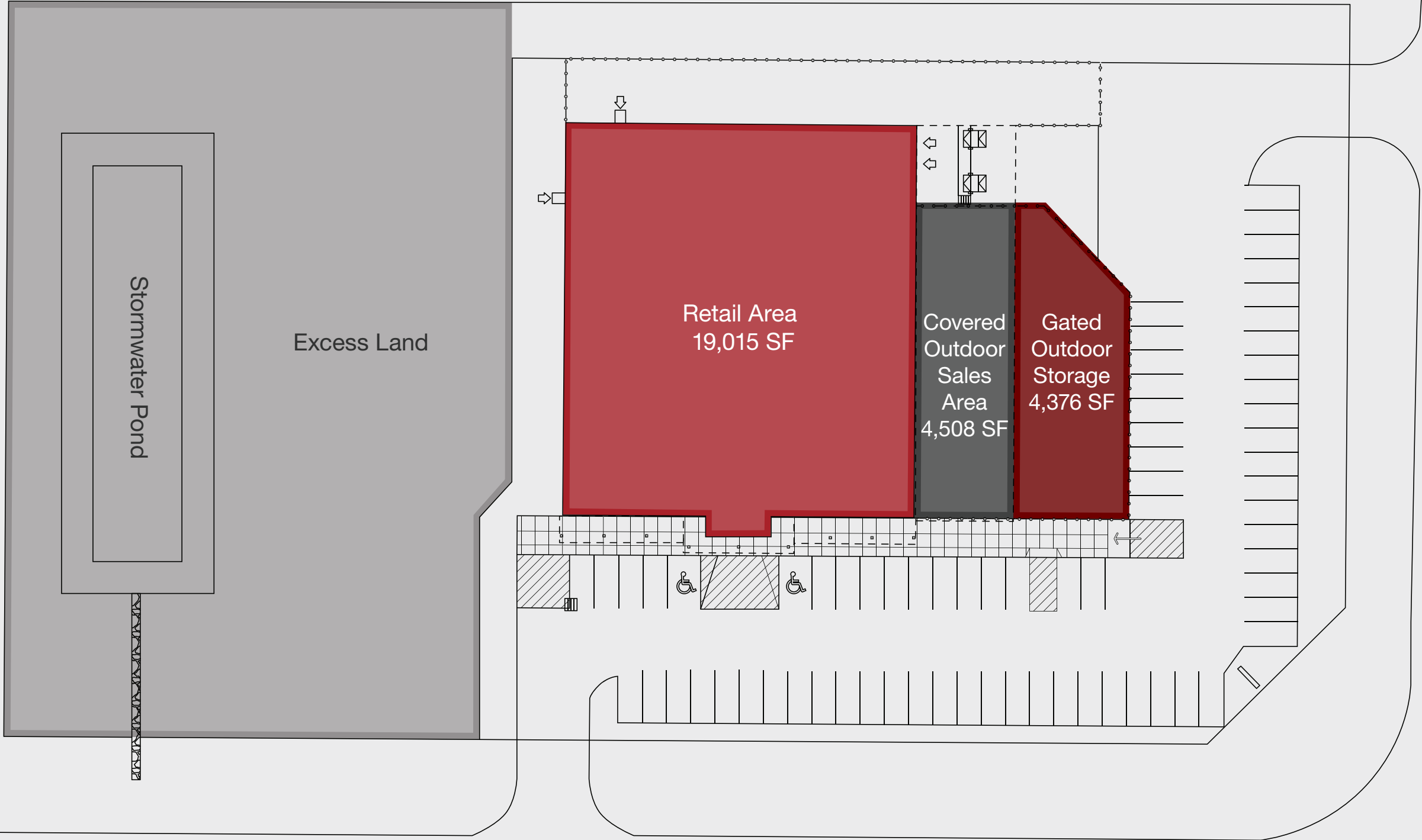
- Assembly Hall
- Bulk Sales Establishment
 - Agriculture
- Commercial Motor Vehicle
 - Repair Establishment
 - Sales Establishment
- Commercial College
- Computer/Data Processing Centre
- Contractor’s Yard
- Factory Sales Outlet
- Farm Implement Establishment
- Hotel/Motel
- Industry, Light
- Marine, Recreation & Small Engine Establishment
- Public Building
- Public Garage
- Public Park
- Public Utility Building
- Recycling Centre
- Recycling Depot
- Rental Establishment
- Retail, Large Format
- Technology Industry
- Trades Persons’ Shop
- Transport Depot
- Travel Trailer Sales Establishment
- Warehouse
- Warehouse, Mini Storage
- Veterinary Clinic
 - Small Animal
- Funeral Home
- Automobile Car Wash
- Automobile Gas Bar
- Automobile Repair Establishment
- Automobile Sales Establishment
- Automobile Service Station
- Restaurant
- Research Establishment /Laboratory
- Fitness Centre
- Business or Professional Office*

* No person shall within a ‘Business Park 1 (BP1)’ zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

Source: Municipality of Brockton Comprehensive Zoning By-Law



Site Plan







Walkerton, ON

Walkerton, Ontario is a charming community located in Bruce County, nestled along the banks of the Saugeen River. As the administrative center for the Municipality of Brockton, Walkerton has grown from its roots as a milling town into a small but vital economic hub in Southwestern Ontario. The local economy is supported by a diverse mix of agriculture, manufacturing, health care, and small businesses, with a strong presence of public services including the South Bruce Grey Health Centre and Bruce Power’s proximity contributing to regional employment and economic stability.

The town offers a mix of scenic beauty and recreational activities that appeal to both residents and visitors. The Saugeen River is a major draw for outdoor enthusiasts, providing excellent opportunities for fishing, kayaking, and canoeing. For those who prefer land-based activities, the area features numerous trails for walking and cycling, including the nearby Bruce Trail and local conservation areas. Walkerton’s historic downtown is another highlight, offering boutique shops, cafes, and heritage architecture that reflect the town’s 19th-century origins.

Cultural and community events also play an important role in Walkerton’s appeal. The community regularly hosts seasonal festivals, farmers’ markets, and live music events that foster a strong sense of local identity and pride. With its blend of economic resilience, natural beauty, and small-town warmth, Walkerton stands out as both a welcoming place to visit and a fulfilling place to live. Whether you’re exploring its riverside trails or engaging with its vibrant local culture, Walkerton offers a distinctive slice of Ontario life

A Small but Vital Economic Hub in Southwestern Ontario

Demographics - 3km radius



Total Population

4,405



Total Households

1,912

Traffic Counts



Along Bruce Road 4

1,693 vehicles per day



Along Bruce Road 19

786 vehicles per day



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 & Sasha Ischenko.

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:

Yash Kumar*

Executive Vice President
Investment Services
905.917.2031
yash@lennard.com

Sasha Ischenko*

Vice President
Investment Services
905.917.2032
sasha@lennard.com

Lennard Commercial Realty, Brokerage
201-60 Columbia Way, Markham, Ontario L3R 0C9
lennard.com

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage. • *Sales Representative