

For Sale:

Vacant Freestanding Commercial Building with Outside Storage

401 Talbot Street N Essex, 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 401 Talbot Street North, Essex, ON (the “Property”). The Property provides an excellent user/investor opportunity, with immediate occupancy potential and versatile commercial uses. Previously occupied by Peavey Mart, the Property features a substantial retail area (18,720 SF) and a covered outdoor sales area (3,600 SF) totaling approximately 22,320 SF of GLA. The Property also offers a fenced-in outdoor storage area providing significant flexibility for various retail or commercial uses, such as equipment sales, garden centres, automotive suppliers, wholesalers and warehousing.

The Property occupies a sizeable 3.13-acre lot with approximately 330 feet of prime frontage along Talbot Street North, providing exceptional visibility and exposure. With a well-configured retail layout, ample paved parking accommodating approximately 80 vehicles, and direct access suitable for 53-foot trailers, the Property is ideally suited to businesses requiring robust logistical support.

Strategically positioned in a growing commercial area, the Property is surrounded by major retailers and services, enhancing its appeal and accessibility. Nearby retailers include national and regional brands, significantly increasing consumer traffic and supporting the commercial viability of the location. This strategic placement ensures sustained visibility and customer draw, further underpinning the property’s long-term investment potential.

Asking Price: \$4,250,000

Property Highlights



Prime user/investor opportunity with immediate occupancy potential



22,320 SF freestanding building on 3.13 acres



Main retail area with 15’ clear ceiling height, ideal for various commercial uses



Extensive paved parking area with approximately 80 spaces



Gated outdoor storage, ideal for equipment sales, garden centres, automotive suppliers, wholesalers and warehousing requiring secure storage



Truck level loading dock offering 53-foot trailer access

Property Details

Address:	401 Talbot Street N, Essex, ON
Legal Description:	PART OF LOT 285 CON NTR MAIDSTONE DESIGNATED AS PART 1, 12R-20902 TOWN OF LAKESHORE
Site Area:	3.13 acres
GLA:	Retail Area: 18,720 SF Covered Outdoor Area: 3,600 SF Total Area: 22,320 SF
Ceiling Height:	15' (Main Retail Area)
Parking:	80 Paved Spaces
Frontage:	330 feet (approx.)
Depth:	413 feet (approx.)
Shipping:	Truck Level loading dock offering 53 ft trailer access
Zoning:	CR-28 - Rural Commercial/Employment Zone
Taxes:	\$52,471.61 (2024)

Unique building perfect for a variety of commercial or industrial uses

Construction

Concrete slab on grade, built circa 2004.

Security

Comprehensive security system with cameras.

Environmental & BCA

Phase 1 - Completed by AMEC (2003).

Former Tenant

Peavey Mart / TSC Stores.

Capital Upgrades

- Metal roof restoration & re-glazing 2021 (\$170,000)
- Sprinkler system replacement 2021 (\$65,000)


Financing


Treat as Clear.




BMO  DOLLARAMA  SHOPPERS DRUG MART 
LCBO  barBURRITO  NOFRILLS 



 **Stacked**
PANCAKE & BREAKFAST HOUSE

 **Mary BROWN'S**
CHICKEN

 **Wendy's**

Essex District High School



Community Living Essex

401 Talbot Street N

Talbot Street N



Gated Outdoor
Storage



Talbot Street N

401 Talbot Street N

Gated Outdoor Storage





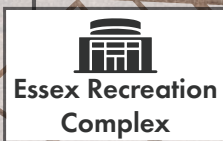
401 Talbot Street N



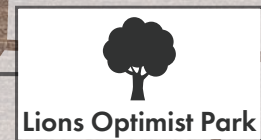
Maidstone Ave W



Essex District High School



Essex Recreation Complex



Lions Optimist Park

Maidstone Ave E



Essex Public School



Essex Centre Sports Complex

N Molden Road



Holy Name Catholic Elementary School

Gosfield Townline E

County Road

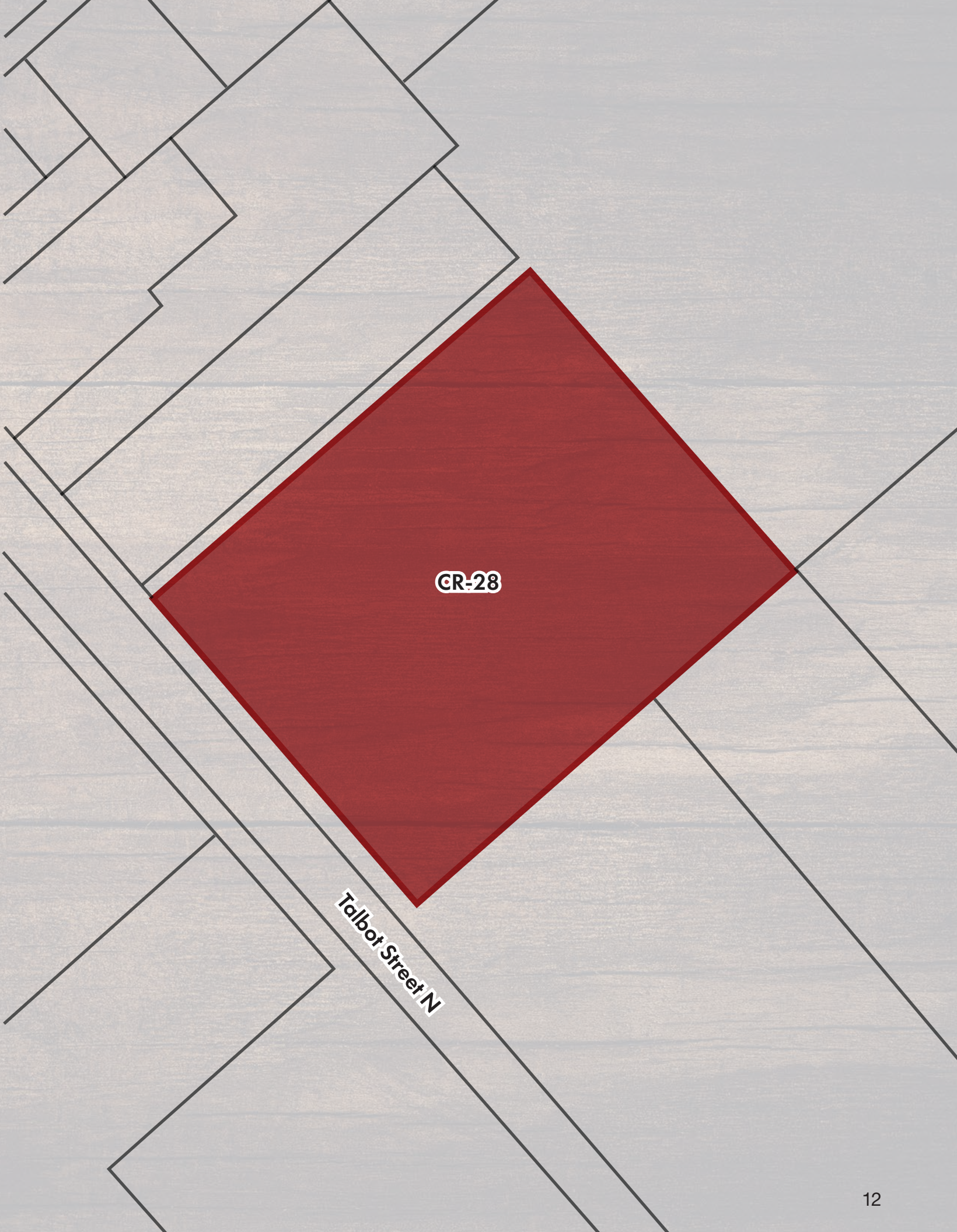
Zoning

CR-28 - Rural Commercial/Employment Zone

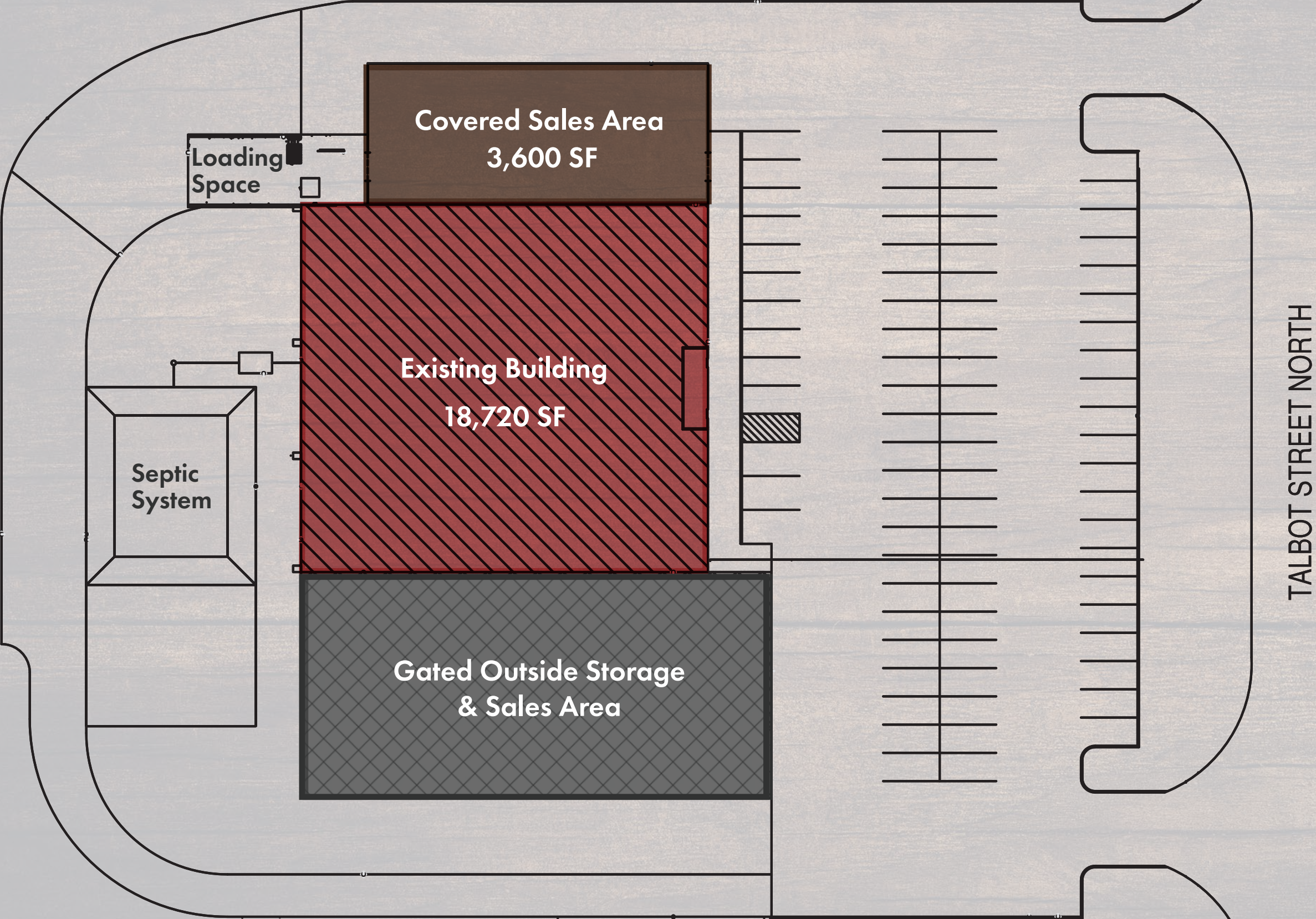
Permitted Uses

- Sales and service establishments related to automobiles, recreational vehicles and farm and garden equipment
- Automobile service stations, including washing establishment or a body shop
- Eating establishments and motels
- Wholesale establishments
- Building supply outlets
- Tradesmen's shop and contractor's shop or yard
- Entertainment establishments excluding amusement arcades
- Warehousing
- Light manufacturing
- Accessory uses for the above permitted uses including residential, retail and office uses accessory to one of the permitted uses.

Source: Town of Lakeshore Zoning By-Law 2-2012



Site Plan



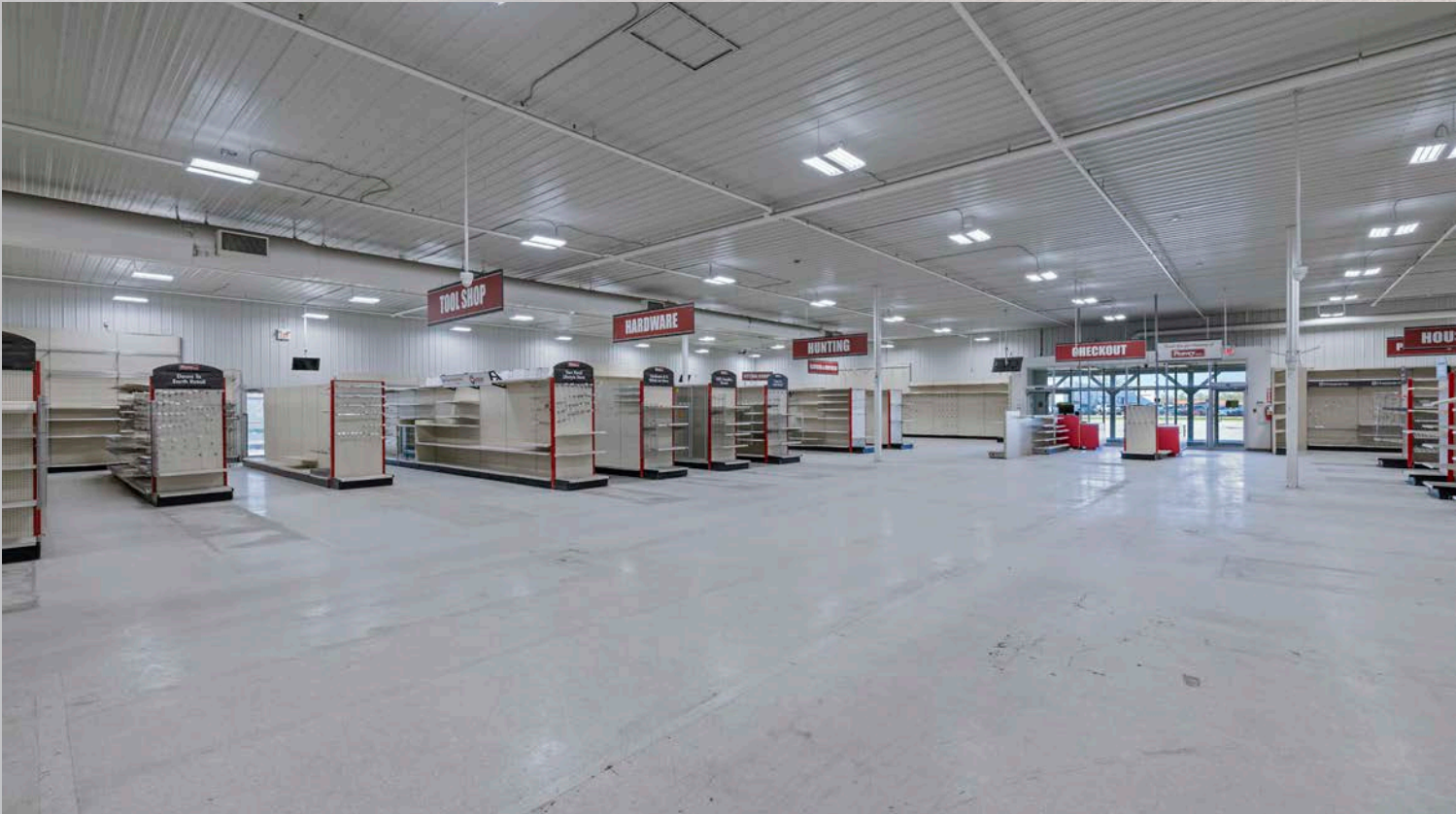
Photos



Photos



Photos



Essex

Essex, Ontario is a strategic hub for business and investment in southwestern Ontario, offering the perfect balance between rural charm and economic opportunity. Situated just a short drive from Windsor and the U.S. border, Essex provides direct access to major highways, rail lines, and international trade routes, making it an attractive location for entrepreneurs and established companies alike.

With a strong foundation in agriculture, manufacturing, and small business development, Essex is diversifying rapidly. The town is home to a skilled workforce, competitive real estate prices, and a proactive local government that supports growth through business-friendly policies, grants, and development incentives.

Essex also benefits from its location in the heart of Ontario's wine country and tourism corridor, providing opportunities in hospitality, agri-tourism, and retail. From industrial parks to commercial storefronts, the town offers a variety of spaces to support new ventures and expansions.

For businesses looking for a community with room to grow, access to key markets, and a high quality of life, Essex presents a compelling choice

A Community on the Rise with Steady Population Growth





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:

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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