

FOR SALE: Vacant Freestanding Commercial Building With Excess Land

787 St. Clair Street
CHATHAM, ON



Lennard:

User/Investor Opportunity

EXECUTIVE SUMMARY

The Offering

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by the Vendor to offer for sale a 100% freehold interest in a vacant freestanding commercial property located at 787 St. Clair Street, Chatham, ON (the “Property”). This is a rare user/investor opportunity featuring a total of 32,912 square feet, including a 28,939 SF retail/warehouse building and a 3,973 SF unheated warehouse addition. The Property was formerly occupied by Peavey Mart and is ideally suited for a wide range of commercial uses including equipment sales, automotive, warehousing, garden centres, and contractor yards.

Strategically situated on a 5.10 acre site, the Property offers excellent exposure along Chatham’s primary commercial corridor and benefits from being shadow anchored by Real Canadian Superstore and Walmart. The zoning permits a broad range of commercial and employment uses. The Property includes multiple loading doors, 53-foot trailer access, secured outdoor storage, and excess land offering long-term flexibility or expansion potential.

Offering Process & Price

\$5,500,000

Proponents are invited to submit their offers to the Advisor. Offers will be reviewed as they are received.

SHADOW ANCHORED BY WALMART AND REAL CANADIAN SUPERSTORE

Walmart

REAL CANADIAN
SUPERSTORE

Outside Storage

PROPERTY HIGHLIGHTS



**FREESTANDING COMMERCIAL
BUILDING COMPRISED OF 32,912 SF
AND SITUATED ON 5.10 ACRES**



Prime user/investor
opportunity with
immediate occupancy



Shadow anchored by
Real Canadian Superstore
and Walmart



Zoning supports retail,
automotive, warehouse,
contractor yard, and more



Multiple grade-level and
dock-level loading doors
with 53-foot trailer access



Fenced and gated
outdoor storage yard



Opportunity for future
expansion on excess land

AERIAL OVERVIEW



Outside Storage

ST. CLAIR STREET



PROPERTY OVERVIEW

The Property consists of a large-format commercial building totaling 32,912 square feet across two connected structures: a 28,939 SF heated main building, originally constructed in the 1980s with an addition in 2008, and a 3,973 SF unheated warehouse addition built around 2013. Constructed of metal cladding and steel-frame on slab, the buildings offer ceiling heights up to 15 feet, multiple grade-level and dock-level doors, and flexible internal configurations well-suited to a variety of operational needs.

Previously home to Peavey Mart, the Property is now fully vacant and offers immediate possession. Its configuration supports a wide range of commercial users, including equipment dealers, contractors, wholesale distributors, and warehouse operators. With a 5.10 acre lot, ample yard space, and gated outdoor storage, the site also presents room for future building expansion and secured material storage.

Building Information:	
Property Address:	787 St. Clair Street, Chatham, ON
Legal Ownership:	STAGE ROAD INC.
Legal Description:	PT LT 1 CON 3 CHATHAM PT 2, 3, 4, 5, 6 & 10, 24R3293 & PT 1, 24R4026; EXCEPT PT 2, 24R4026; S/T 373817; S/T & T/W 445078 MUNICIPALITY CHATHAM-KENT
Site Area:	5.10 acres
Gross Leasable Area (GLA):	Main Building: 28,939 SF Warehouse Addition: 3,973 SF Combined Total: 32,912 SF
Shipping:	Original Retail: 1 drive-in Retail Addition: 1 truck level dock Warehouse Addition: 1 truck level dock & 1 drive-in Trailer Access: 53 Feet
Construction:	Metal clad, steel-frame construction with concrete slab on grade
Zoning:	UC(HC1)-371 (Highway Commercial First Density)
Year Built:	Main Building: Originally constructed in the 1980s with an addition in 2008 Warehouse Addition: 2013
Clear Height:	11 feet (Original Retail) 15 feet (Retail Addition) 14 feet (Warehouse Addition)
Outdoor Storage:	Gated and fenced in the rear





ACCESS

The Property benefits from multiple access points along St. Clair Street, including a direct entrance and a shared access easement through the adjacent retail plaza to the north. This configuration enhances circulation for delivery vehicles and customer traffic. The site is also accessible for 53-foot trailers, supported by several overhead doors, including dock-level loading with a leveler.

Traffic Counts

St. Clair Street

63,743
vehicles per day



ST. CLAIR STREET

UC(HCI) Highway Commercial First Density

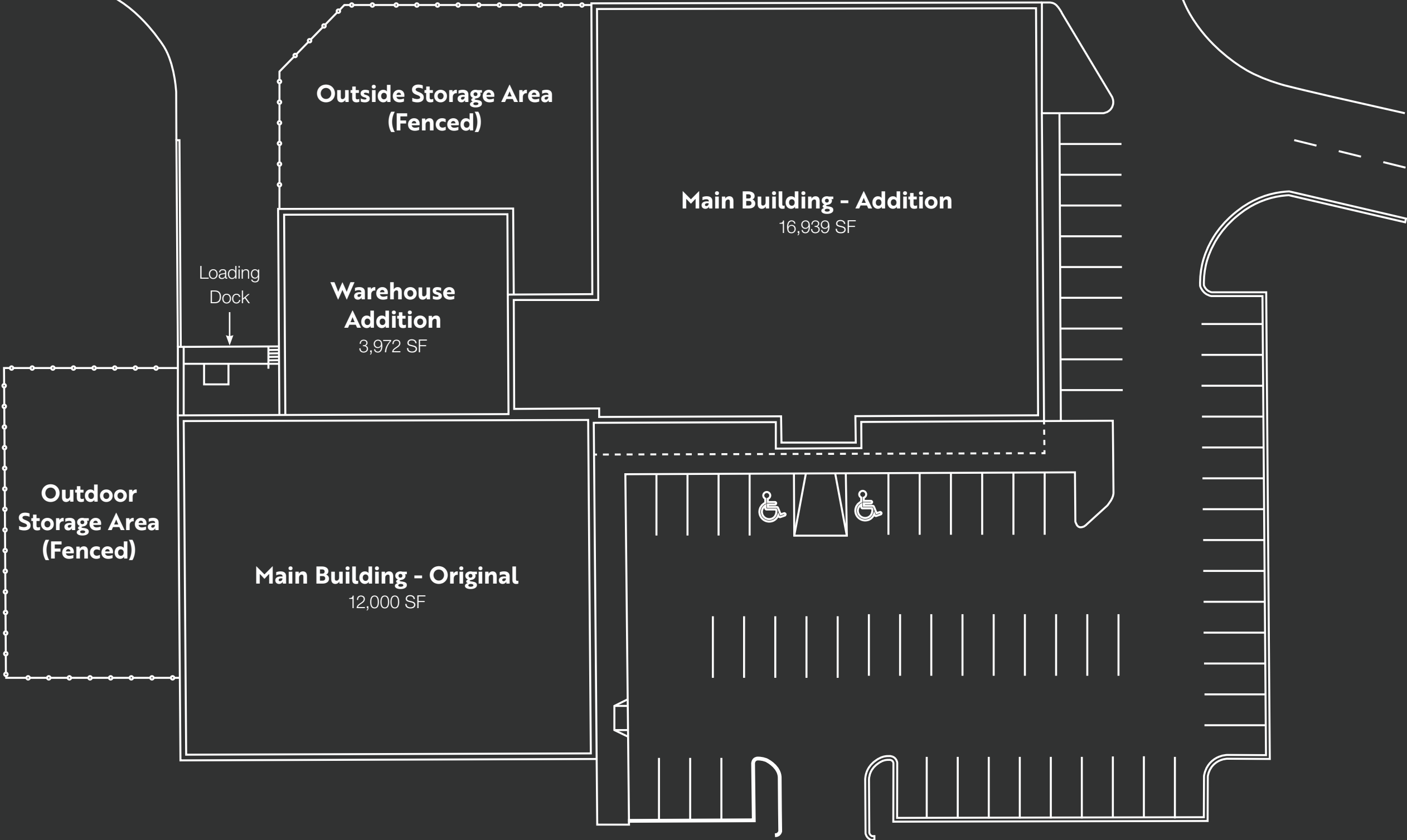
Uses Permitted

the regulations detailed in the following Performance Standard Chart applicable to the zone;

- Adult Secondary School
- Agricultural Service and Supply Establishment
- Assembly Hall
- Automobile Repair Shop
- Automobile Sales and Service Establishment
- Automobile Service Station
- Bake Shop
- Bank/Financial Institution
- Beer/Liquor Store
- Builder's Supply Yard
- Call Centre
- Car Wash, Automatic
- Car Wash, Manual
- Child Care Centre
- Church
- Clinic
- Clinic, Veterinary
- Club, Private
- Commercial Entertainment and Recreational Establishment
- Commercial School
- Contractor's Yard
- Cultural Facility
- Dry Cleaning Establishment
- Eating Establishment
- Eating Establishment - Take Out
- Funeral Home
- Furniture Store
- Gas Bar
- Hotel/Motel
- Laundromat
- Mixed Use Commercial/Residential Building
- Nursery
- Office
- Personal Service Establishment
- Pet Shop
- Print Shop
- Public Storage
- Rental Establishment
- Retail Store
- Retail Store - Convenience
- Service or Repair Shop
- Service Trade Establishment
- Tavern
- Taxi Establishment
- Temporary Care Facility
- Warehouse
- Wholesale Establishment



SITE PLAN



LOCATION



Walmart **REAL CANADIAN SUPERSTORE** **LCBO**
Mark's **Bell** wine rack **BMO** **HOMESENSE**
WINNERS **Quesada** **DOLLARAMA** **SleepCountry**
Aaron's **PETSMART** **TELUS** **Mobil** **ROGERS**



787 ST. CLAIR STREET

BEST BUY **THE HOME DEPOT** **Staples**
Michael's
Stacked **Tim Hortons** **CINEPLEX**
popeyes **Starbucks** **BURGER KING** **BP** **wfcu** CREDIT UNION

cora **pizza pizza**
Breakfast and Lunch
SHAWARMA & MORE **PIONEER** **DeGey's Nursery & Flowers**

GREGORY DRIVE PUBLIC SCHOOL

ÉCOLE ÉLÉMENTAIRE CATHOLIQUE SAINTE-MARIE

CHATHAM-KENT SECONDARY SCHOOL

KING GEORGE VI PUBLIC SCHOOL

food Basics **BEER** **Bulk Barn** **TD** **McDonald's**
SHOPPERS DRUG MART **Tim Hortons** **DOLLAR TREE** **WILD WING** **OVEN.**
Source **easyfinancial** **Esso** **BACKYARD BURGERS** **Pizza, Panini & Gelato**
Rexall **Kurru Houzz & Grill** **Wendy's** **Money Mart** **TACO BELL**
KOREAN FUSION **HAKIM OPTICAL** **DQ** **petvalu** **AGW** **KFC** **Starbucks**

HARVEY'S **H&R BLOCK** **7 ELEVEN**
CENTRO WOODFIRE PIZZERIA

RONA **Sons of KENT** **RETRO SUITES HOTEL**

SPORT CHEK **The BRICK** **SEPHORA**
Scotiabank **SHOPPERS DRUG MART**
GIANT TIGER **CHUCK'S ROADHOUSE** **mercato FRESH**
DOLLARAMA **petvalu** **AGW** **KFC** **Starbucks**

CHATHAM-KENT HEALTH ALLIANCE

GoodLife FITNESS **LCBO** **CAPITOL**
Scotiabank **Fit 4 Less** **Tim Hortons** **TD** **forte** **CIBC** **RBC**
Turns & Tales **Wata's** **TASTE**

HONDA **TOYOTA** **HYUNDAI** **MAZDA**
CHRYSLER **Ford**

ST. CLAIR COLLEGE

CASCADES CASINO CHATHAM **Pizza Hut**
Holiday Inn **Tim Hortons** **Dulux**
value village **MR.SUB** **PIONEER** **Shell**

Sobeys **KONSTANTINO** **BMO**

PERFORMANCE 360 HEALTH AND FITNESS CLUB
KELSEYS **Arbys** **McDonald's** **LEN'S MILK STORES**

NOFRILLS **DOLLARAMA**

LINKS OF KENT GOLF CLUB

CHATHAM

Chatham is a vibrant community in southwestern Ontario known for its steady economic base, affordable real estate, and convenient location along Highway 401. As part of the Municipality of Chatham-Kent, the area serves as a central hub for agriculture, manufacturing, logistics, and service industries. With ongoing residential and commercial development, Chatham continues to attract businesses seeking strategic access and growth potential. The Property’s location on St. Clair Street places it within a highly active retail node, anchored by national retailers such as Walmart, Real Canadian Superstore, LCBO, PetSmart, and Canadian Tire, offering excellent traffic exposure and long-term positioning in one of the city’s primary commercial corridors.



Population

102,042



Median Household Income

\$72,000



Median Age

47



Projected Population

110,000 (2046)

**CHATHAM: STRATEGICALLY LOCATED,
AFFORDABLY PRICED, AND POSITIONED
FOR STEADY 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.

Lennard:

*Sales Representative

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

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 is 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 or 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.