

FOR SALE: Vacant Freestanding Commercial Building



121

CONCESSION STREET EAST

Tillsonburg, ON

Lennard:

User/Investor Opportunity

EXECUTIVE SUMMARY

The Offering

Lennard Commercial Realty Ltd. (the “Advisors”) has been retained by the Vendor to offer for sale a 100% freehold interest in a single-tenant freestanding retail property located at 121 Concession Street East, Tillsonburg, ON (the “Property”). The Property is situated along a major commercial artery in Tillsonburg and was formerly leased to Peavey Mart. Developed for use as a single-tenant retail hardware store, it presents an excellent opportunity for an owner-user or investor seeking a well-located commercial asset.

The Property comprises 25,000 square feet of gross leasable area on a 2.42-acre lot, featuring a large open retail floor space, covered storage, and a receiving area. It also includes excess land that was previously used for gated outdoor storage and offers potential for future expansion. Ample on-site parking and multiple access points enhance the Property’s accessibility.

Strategically positioned just east of Highway 19 on Concession Street East, a key east-west artery in Tillsonburg, the Property is surrounded by national retailers, service businesses, and residential developments, ensuring a steady customer base. Tillsonburg, a regional hub for industry, commerce, and healthcare, serves a tri-county population of approximately 250,000.

With strong surrounding commercial activity, flexible zoning, and a prime location in a growing market, the Property offers an outstanding opportunity for a variety of retail, commercial, and service-oriented businesses seeking a high-visibility location in Tillsonburg.

Offering Process & Price

\$3,800,000

The Property is being offered to the market on a priced basis and proponents are invited to submit their offers to the Advisor. Offers will be assessed as received.



PROPERTY HIGHLIGHTS



Freestanding Commercial Building Comprised of 25,000 SF and Situated on 2.42 Acres



25,000 SF freestanding commercial property



Situated on 2.42 acres with ample parking



Excess land for gated outdoor storage and future expansion (± 1 acre)



Excellent location in Tillsonburg in close proximity to Highway 19



High traffic location with prominent visibility



Flexible zoning allows for a wide range of permitted uses

AERIAL OVERVIEW



GATED OUTDOOR STORAGE
AND FUTURE EXPANSION

CONCESSION STREET E

TILLSON AVENUE



PROPERTY OVERVIEW

121 Concession Street East is a well-maintained freestanding commercial property in the Town of Tillsonburg. Originally developed in 1985, the property has undergone multiple renovations, with the most recent expansion completed in 2005. Situated along a high-traffic commercial corridor, the asset has a strong history of retail success, having operated as a Peavey Mart for many years. Despite its strong performance, the store closed due to broader corporate challenges and the nationwide closure of all 90 Peavey Mart locations.

Prior to Peavey Mart, the property was home to a TSC Store, a longstanding fixture in the community and a consistently high-performing retail location. The site benefits from its strategic positioning among national retailers and mid-rise residential developments, reinforcing the area’s strong commercial and residential growth.

Building Information:

Property Address:	121 Concession Street East, Tillsonburg, ON
Legal Ownership:	Polni Holdings Inc.
Legal Description:	PARCEL 381-5 SECTION 500 BEING PART OF LOT 381 PLAN 500 DESIGNATED AS PART 2, ON 41R2931
Intersection:	Concession Street East & Tillson Avenue
Leasable Area:	25,000 SF + Excess land for gated outdoor storage
Zoning:	SC-E - Service Commercial Zone
Year Built:	1985 with multiple renovations 2005 major expansion & renovation
Roof:	Flat roof
HVAC:	Heating and cooling is provided by roof mounted HVAC systems
Financing:	Free and clear offering



ACCESS

The Property is located at the busy intersection of Concession Street East and Tillson Avenue, offering excellent visibility and exposure. There is one main point of ingress and egress for customers along with a cross easement where the adjoining commercial plaza offering another access point. There is adequate on-site parking along with fenced and gated outdoor storage for the tenant and possible future expansion.

Traffic Counts

Tillson Avenue **10,209**
vehicles per day



Concession Street East **8,547**
vehicles per day



ZONING

SC-E - Service Commercial Zone

Notwithstanding the uses permitted below, no person shall within any SC-E zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- any use permitted below
- a medical/dental centre
- a real estate, insurance or travel agency
- a monument sales establishment
- a business professional office

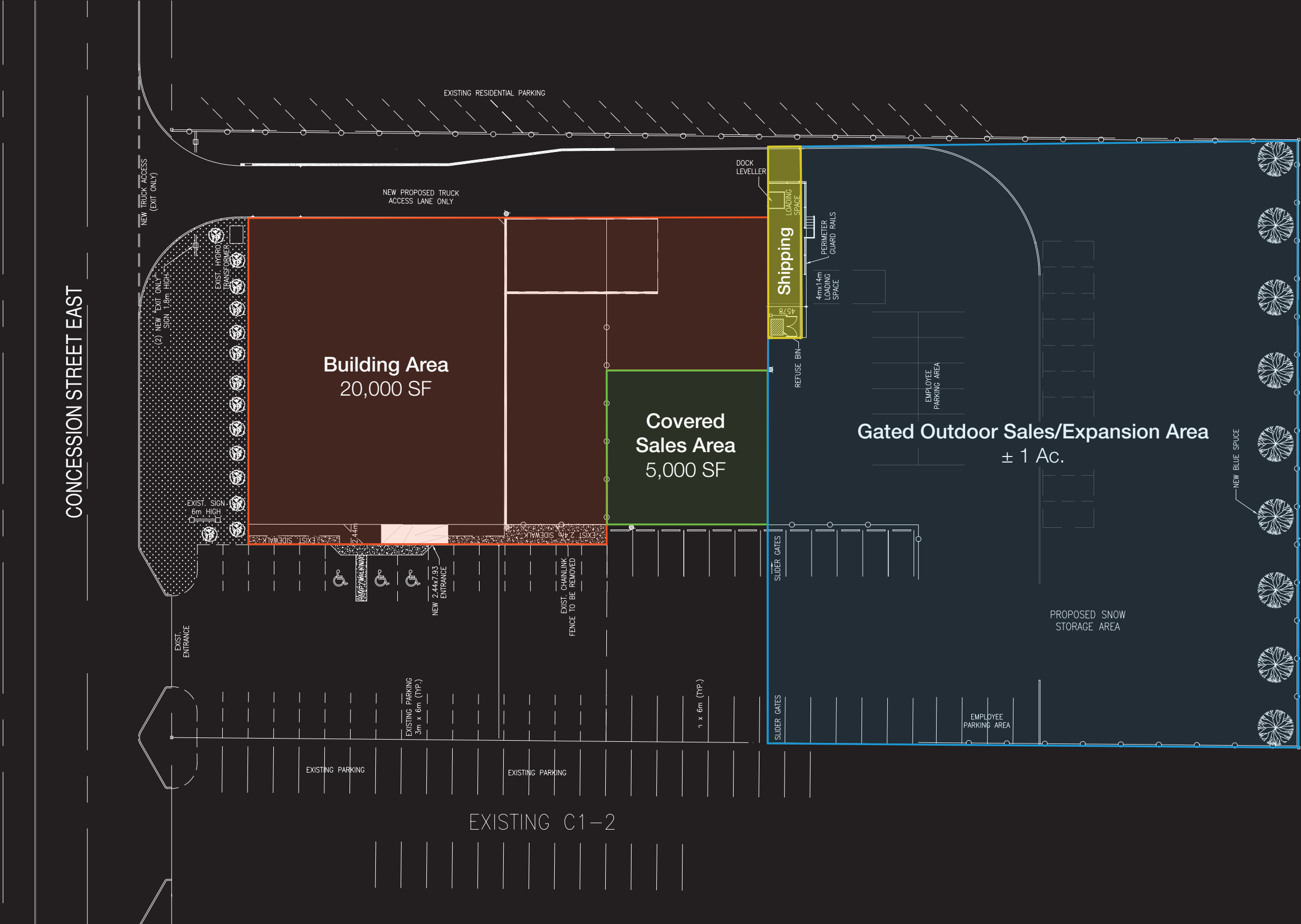
Uses Permitted

An accessory dwelling unit in a portion of a non-residential building, other than an automobile service station;

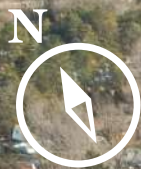
- Assembly hall
- Auction establishment
- Automated banking machine
- Automobile service station
- Bar or tavern
- Brew your own establishment
- Building supply store and yard
- Commercial recreation establishment – indoor
- Commercial recreation establishment – outdoor
- Convenience store, not exceeding 372 m2 (4,004 ft2);
- Donated goods retail store (Added by By-Law 2021-023)
- Dry cleaning establishment
- Eating establishment, with or without a drive through facility
- Farm produce retail outlet
- Fire, police or ambulance station
- Funeral home
- Furniture and home appliance sales and service establishment
- Gas bar
- Hotel or motel
- Household power equipment sales and service establishment
- Kennel
- Microbrewery; (Added by By-Law 2021-023)
- Motor vehicle sales establishment
- Motor vehicle retail or wholesale parts outlet
- Motor vehicle washing establishment
- Parking lot
- Personal service establishment
- Place of entertainment
- Place of worship
- Public garage
- Public use, in accordance with the provisions of Section 5.27 of this By-Law
- Retail food store
- Retail nursery
- Retail pet store (Added by By-Law 2021-023)
- Service shop
- Taxi stand or station
- Veterinary clinic
- Video rental establishment
- Wholesale outlet, accessory to any permitted non-residential use



SITE PLAN



AERIAL



TILLSONBURG
CURLING CLUB

BEER
STORE

Esso

OXFORD
Source
for sports

DRIVETEST
Licensed by the Government of Ontario
THE COYOTE
Mexican Family Restaurant
明園酒家
MING'S GARDEN
RESTAURANT
SHAWARMA
STREET

CONCESSION STREET E

GATED OUTDOOR STORAGE
AND FUTURE EXPANSION

TILLSON AVENUE

Service
Canada
MSC
MULTI-SERVICE CENTRE

LOCATION



TILLSONBURG

Tillsonburg is the second largest town in Oxford County, being approximately 50 kilometres southeast of London on Highway 3 at the junction of Highway 19. Tillsonburg serves a regional tri-county area of 250,000 people at the convergence of Oxford, Elgin and Norfolk counties. The Town has a very active and developing downtown core area which includes a multitude of retail commercial developments, mid-rise condo & apartment and the Tillsonburg District Memorial Hospital.



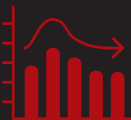
Location

Prime location in the heart of Southwestern Ontario on the 401/403 corridor.



Affordable

Safe, family-friendly living at a price you can afford.



Lower Costs

No industrial development charges Low property tax, capital and operating costs.



Amenities

Easy access to shopping, health care and education.



Loads of Opportunity

Large market area, regional population and educated workforce.



Active Living

Quality recreation facilities and an easy drive to Lake Erie.



Population (2021)

18,615



Median Household Income

\$73,500

Regional Population (2021)

Market Area:	54,240
Within 20 minutes	128,942
Within 30 minutes	254,554
South Western Ontario Population	2,742,371



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
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Sergio Di Carantonio*
Senior Vice President
Investment Services
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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 Sergio Di Carantonio.

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 Property is being offered to the market on a priced basis, and interested parties are invited to submit their offers to the Advisors by

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.