Tillsonburg

FOR LEASE
COMMERCIAL PROPERTY

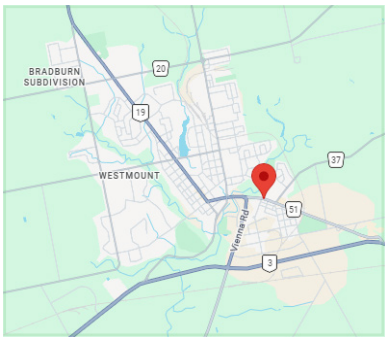
52 Simcoe Street • Tillsonburg, ON











PROPERTY DESCRIPTION

This versatile commercial property offers approximately 8,500 square feet of space over two levels, including 4,500 square feet on the main floor and a fully functional lower level. Available for immediate occupancy, the building is well-suited for a range of commercial, office, service, or institutional uses.

The property features two private offices, two washrooms, a staff lunchroom, kitchen area, multiple access points, and a large outdoor patio. With two front entrances, a rear entrance, and a side entrance that could accommodate a drive-thru or pick-up operation, the building provides exceptional flexibility for tenants. Ample parking is available in the surrounding area.

ZONING

Service Commercial (SC)

CURRENT USE

Vacant commercial space available for immediate occupancy.

OPTIONS

Landlord open to discussing lease arrangements for the main floor.

Asking Price: **$3,800/month plus HST**

Tenant responsible for maintenance, hydro, water, and natural gas.

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