



Colliers

FOR LEASE | 453 Simcoe Street | Woodstock | Ontario

## 5 Commercial Units In Downtown Woodstock

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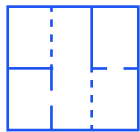
# Property Highlights



Commercial Units Near the City Hall



Versatile Raw Space in Downtown



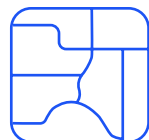
5 Commercial Units Available



From ±540 SF to ±11,569 SF Available



Customizable to meet your Business Needs



C5 - Central Commercial Zoning



# Listing Specifications

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**Civic Address** 453 Simcoe Street, Woodstock, ON

**Available Unit** Unit 1 - 4

**Available Area** From ±540 SF to ±11,569 SF

**Zoning** C5 - Central Commercial

- Comment**
- Prime leasing opportunity in downtown Woodstock
  - Offers a versatile raw space
  - Ideally located near City Hall in the Heart of the city
  - Located inside the Central Business District
  - Flexible zoning w/ many permitted uses
  - Unique property can accommodate a variety of businesses, including a dental office, dance studio, retail boutique, office, spa, restaurant, liquidation centre, or dollar store
  - The landlord is willing to collaborate to customize the space to meet your specific business needs

*Please note: The square footage is approximate, and TMI is to be determined. Don't miss this chance to establish your business in a high-traffic, strategic location, contact us today for more details!*

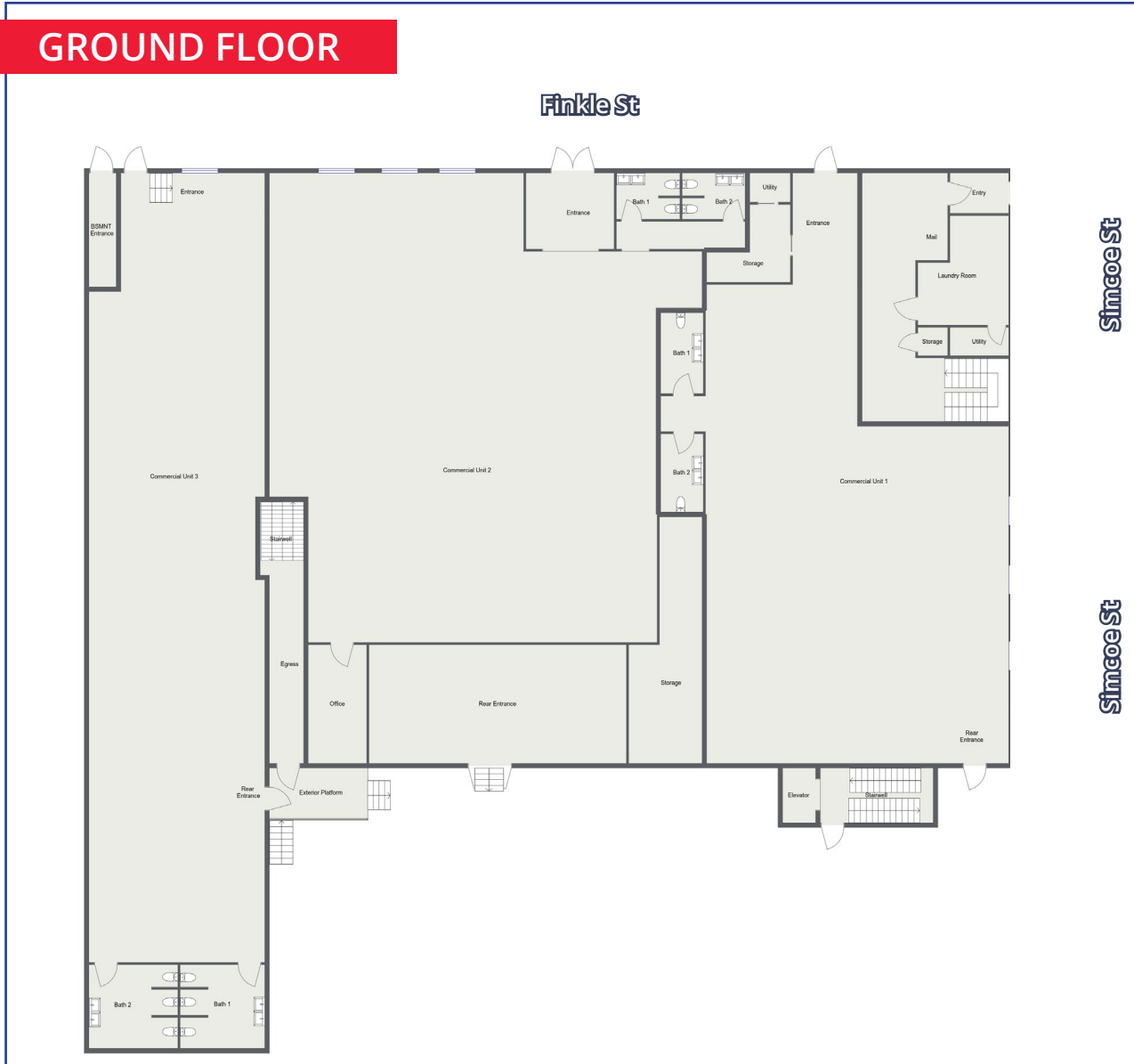
# Property Details



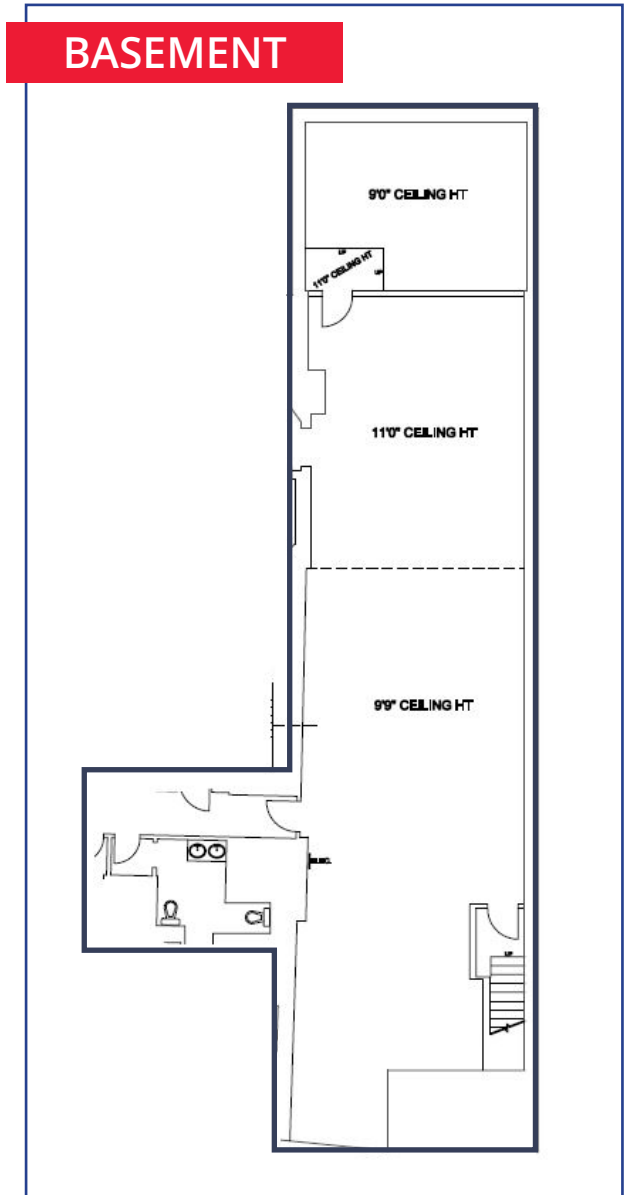
<b>#1</b>	<p><b>±3,300 SF</b> <i>Ground Floor</i></p>	<p><b>\$14.50/SF NET + TMI + HST + Utilities</b> <i>Lease Price (TMI: To Be Determined)</i></p>
<b>#1A</b>	<p><b>±680 SF</b> <i>Ground Floor</i></p>	<p><b>\$1,650/Month + HST + Utilities</b> <i>Lease Price - Semi Gross Lease</i></p>
<b>#2</b>	<p><b>±3,168 SF</b> <i>Ground Floor</i></p>	<p><b>\$14.50/SF NET + TMI + HST + Utilities</b> <i>Lease Price (TMI: To Be Determined)</i></p>
<b>#3</b>	<p><b>±2,561 SF</b> <i>Ground Floor</i></p>	<p><b>\$14.50/SF NET + TMI + HST + Utilities</b> <i>Lease Price (TMI: To Be Determined)</i></p>
<b>#4</b>	<p><b>±2,000 SF</b> <i>Basement</i></p>	<p><b>\$14.50/SF NET + TMI + HST + Utilities</b> <i>Lease Price (TMI: To Be Determined)</i></p>
<b>#1 - 4</b>	<p><b>±11,569 SF</b> <i>G Floor &amp; Basement</i></p>	<p><b>\$14.50/SF NET + TMI + HST + Utilities</b> <i>Lease Price (TMI: To Be Determined)</i></p>

# Floor Plan

## GROUND FLOOR



## BASEMENT

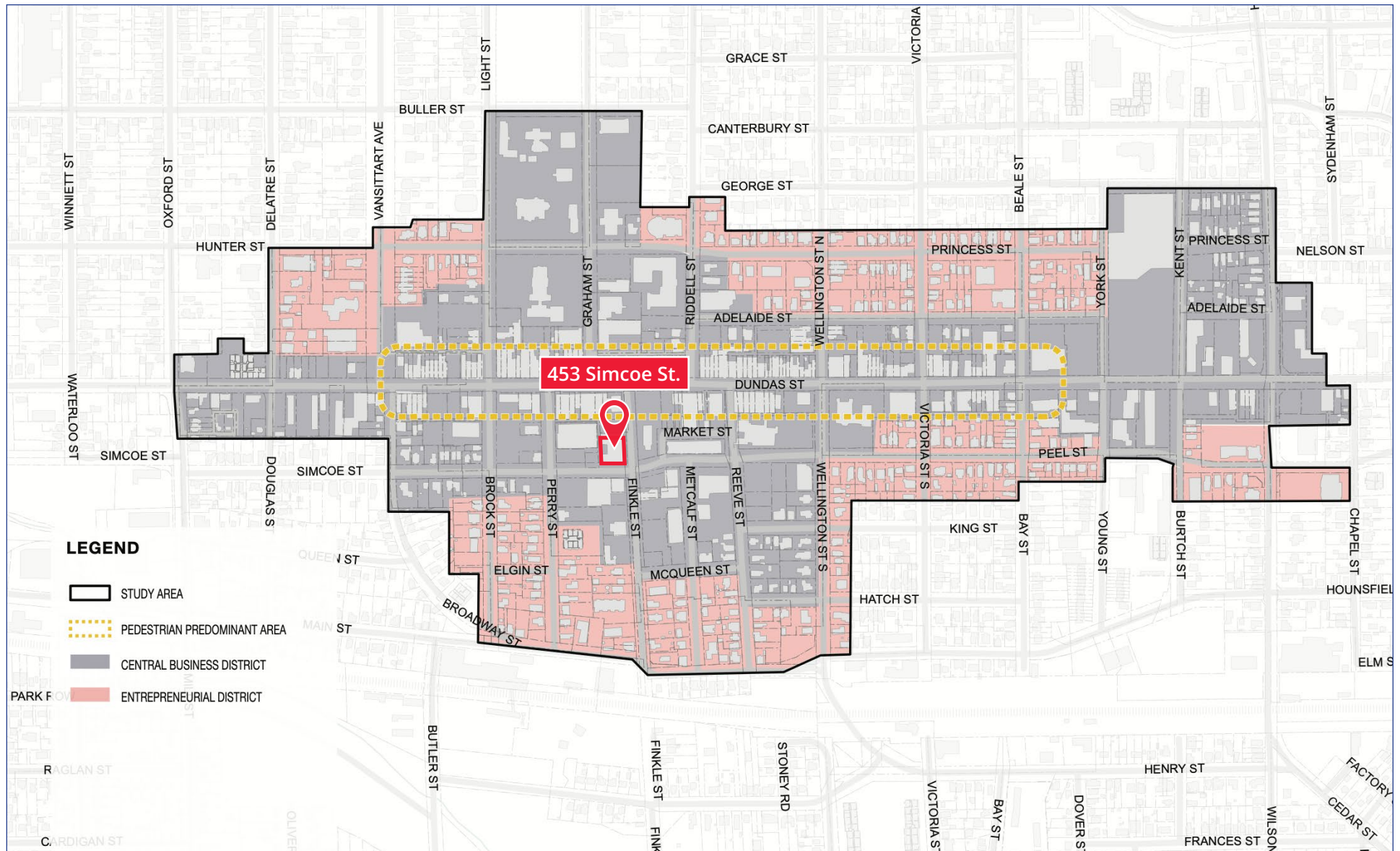


# Property Photos



# Downtown Development Plan

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# C5 – Central Commercial Zoning



## Residential Uses

- an apartment dwelling house;
- a dwelling unit in a portion of a non-residential building, other than an automobile service station;
- a home occupation;
- a multiple-use apartment dwelling house;

## Non-Residential Uses

- any Non-Residential Use permitted in the NI Zone and/or CF Zone;
- an appliance sales and service shop;
- an artist studio;
- an assembly hall;
- an automobile service station;
- a bakeshop;
- a bank or financial institution;
- a banquet hall;
- a bar or nightclub;
- a brewers retail outlet;
- a bus station;
- a business or professional office;
- a catalogue store;
- a church;
- a commercial club;
- a commercial school;
- a convenience store;
- a customer contact centre office;
- a department store;
- a drug store;

- a dry cleaner's distribution station;
- a dry cleaning establishment;
- an eating establishment;
- a finance office;
- a florist shop;
- a fraternal lodge or association;
- a furniture store;
- a health club;
- a hotel;
- a laundry shop;
- a medical clinic;
- a microbrewery;
- (Added by By-Law 9025-15)*
- a motor vehicle dealership;
- a music school;
- a parking lot;
- a personal service shop;
- a photographic studio;
- a place of entertainment;
- a printing shop;
- a public library;
- a radio or newspaper office;
- a recreational building (indoor sports);
- a retail food store;
- a retail store;
- a service shop;
- a shopping centre;
- a taxi stand;
- a wholesale outlet.

# Area Neighbours

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\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2025*

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## CONTACT:

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