

2 Simcoe Street, Tillsonburg, ON



Approximately 1,000 SF commercial building on 0.7 acres of land available for lease. This Simcoe Street location just east of Downtown Tillsonburg offers the highest traffic counts in Town with an estimated 25,000 vehicles/day. Across from a KIA dealership, Tim Hortons and access to Hwy 19 South to Port Burwell. 20 minute drive to Hwy 401. Plenty of parking available.



ZONING

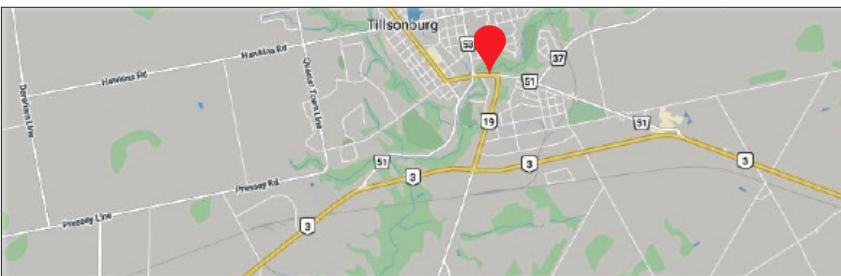
Service Commercial (SC)

CURRENT USE

Vacant

LIMITATIONS

Limited use, no gas



Lease Rate: \$1,100/month base rent with tenant responsible for taxes (2019 - \$7,000), maintenance, insurance and utilities, plus HST.

Property owner may consider leasing incentives. Property being leased "as-is" with all leasehold improvements at the tenant's expense. A 90 termination clause applies to both parties.

CONTACT:

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