



BUYER VISION SHEET

10 Queen St N Harriston, Ontario



Krista Fisk
REAL ESTATE BROKER

A downtown commercial opportunity for the business owner ready to stop renting and start building equity.

\$425,000

VACANT

FLEXIBLE C2 ZONING

DOWNTOWN HARRISTON

Are you currently leasing space for your business?

This property may be worth a closer look. Located just off Harriston's downtown core, 10 Queen St N offers a practical building, detached garage, on-site parking, municipal services, and flexible C2 zoning that opens the door to a wide range of commercial possibilities.

PROPERTY SNAPSHOT

LOCATION Downtown Harriston	LIST PRICE \$425,000	MAIN BUILDING Approx. 1,326 sq. ft.	DETACHED GARAGE Approx. 400 sq. ft.
LOT SIZE 66' x 132' / 0.20 acres	PARKING Approx. 6 on-site spaces	SERVICES Municipal water & sewer	POSSESSION Flexible / vacant

Why this matters for business renters

When you lease, your monthly payment supports someone else's investment. Ownership may offer more control over your space, the ability to customize, and the potential to build equity over time.

This may be especially relevant for an established local business with cash, equity, private financing options, retained earnings, or a strong lending relationship.

Could this become your business home base?

- A permanent location customers can find and remember
- Space to tailor improvements around your actual operations
- Office, service, storage, showroom, or customer-facing potential
- A practical footprint in a small-town downtown setting

Flexible C2 zoning: more ways to imagine the space

The Town of Minto C2 - Highway Commercial Zone includes a broad list of permitted uses. Buyers should confirm their specific use, parking requirements, building plans, financing, and any required approvals directly with the municipality and qualified professionals.

Professional / service

- Business and/or professional offices
- Financial office
- Service or repair shop
- Public buildings / public uses

Retail / customer-facing

- Convenience store
- Wholesale outlets
- Building supply outlet
- Rental outlet
- Flea market

Food / hospitality / gathering

- Restaurants: dining, drive-in, drive-thru, take-out
- Hotel, motel, motor hotel
- Banquet hall
- Beer store / liquor store
- U-brew establishment

Pet / recreation / community

- Veterinarian clinic
- Places of entertainment
- Places of recreation
- Church / place of worship

Outdoor / agricultural-commercial

- Garden centre
- Commercial nursery or greenhouse
- Farmer's market
- Farm implement sales and service outlet

Automotive / equipment-related

- Automotive accessories shop
- Automotive sales and service establishment
- Automotive service station / gas bar
- Automotive washing establishment
- Boat sales and service
- Recreational trailer sales and service

ADDITIONAL ZONING NOTES WORTH DISCUSSING

- The C2 list also references accessory uses, buildings, and structures to the permitted uses, plus incidental assembly, processing, or manufacturing of products sold on site when secondary to the main commercial function.
- Accessory residential apartments may be permitted with conditions, including location above or to the rear of the main commercial use, minimum unit floor area, direct access, and off-street parking. Accessory dwelling units are not permitted in association with automotive service station, automotive washing establishment, or gas bar uses.

IMPORTANT FINANCING NOTE

Commercial lending can be more complex than residential financing. This opportunity may be best suited to a buyer with cash, equity in another property, private financing options, business resources, a strong lender relationship, or a clear business plan for the space.

This is not financial advice. Buyers should speak with qualified lending and financial professionals.

A thoughtful next step

If you are currently renting your business space and wondering whether ownership could make sense, let's walk through the property details together. No pressure. No assumptions. Just a practical conversation about whether this opportunity fits your next chapter.



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Information provided for marketing purposes and believed to be accurate based on listing details and Town of Minto zoning excerpts available at time of preparation. Buyer to complete due diligence regarding zoning, financing, environmental requirements, building condition, permitted use, and approvals.