



**CUSHMAN &
WAKEFIELD**
Waterloo Region

FOR SALE

212

MAIN STREET WEST

PALMERSTON, ONTARIO

10,104 SF MIXED-USE BUILDING

FOR MORE INFORMATION, CONTACT:

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PROPERTY SPECIFICATIONS

Located in downtown Palmerston on the corner of Main Street West and William Street, this location offers central access to essential commercial services downtown. Building area is estimated to be 10,104 square feet, and contains a total of seven (7) residential units and three (3) retail commercial units. The Property is zoned C1 (Central Commercial Zone), which permits a variety of uses including, but not limited to Retail Stores, Restaurants, Public Uses, and Medical Clinics.



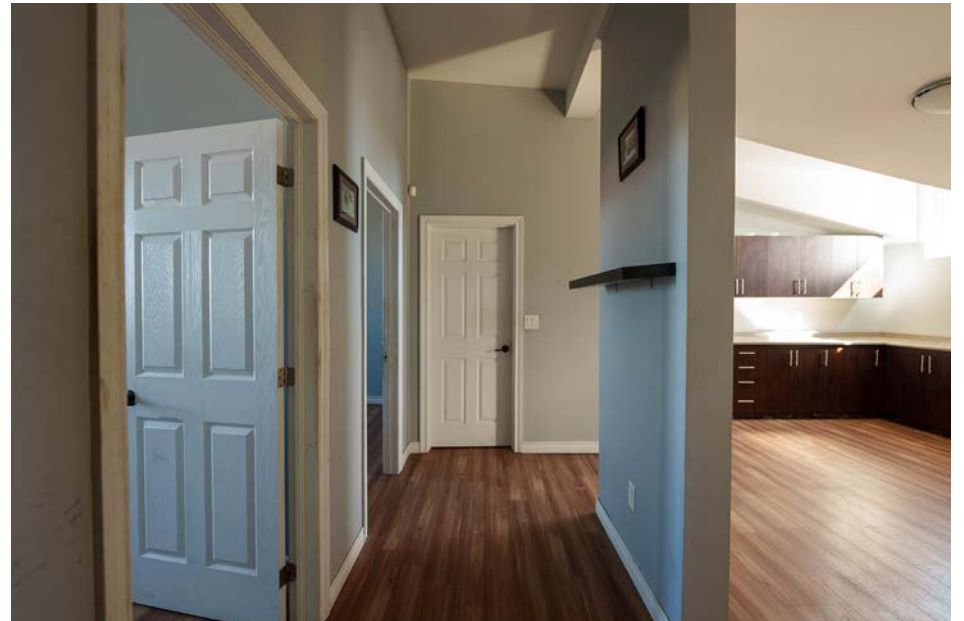
0.107 Acres

Building Area:	10,104 square feet	Frontage:	66 feet (Main Street), 71 feet (William Street)
Commercial Units:	3 units on Ground Floor	Taxes:	\$23,687.05 (2024)
Residential Units:	7 units on Second Floor	Zoning:	C1 - click for zoning information
Land Area:	0.107 Acres	Asking Price:	Contact Listing Agents

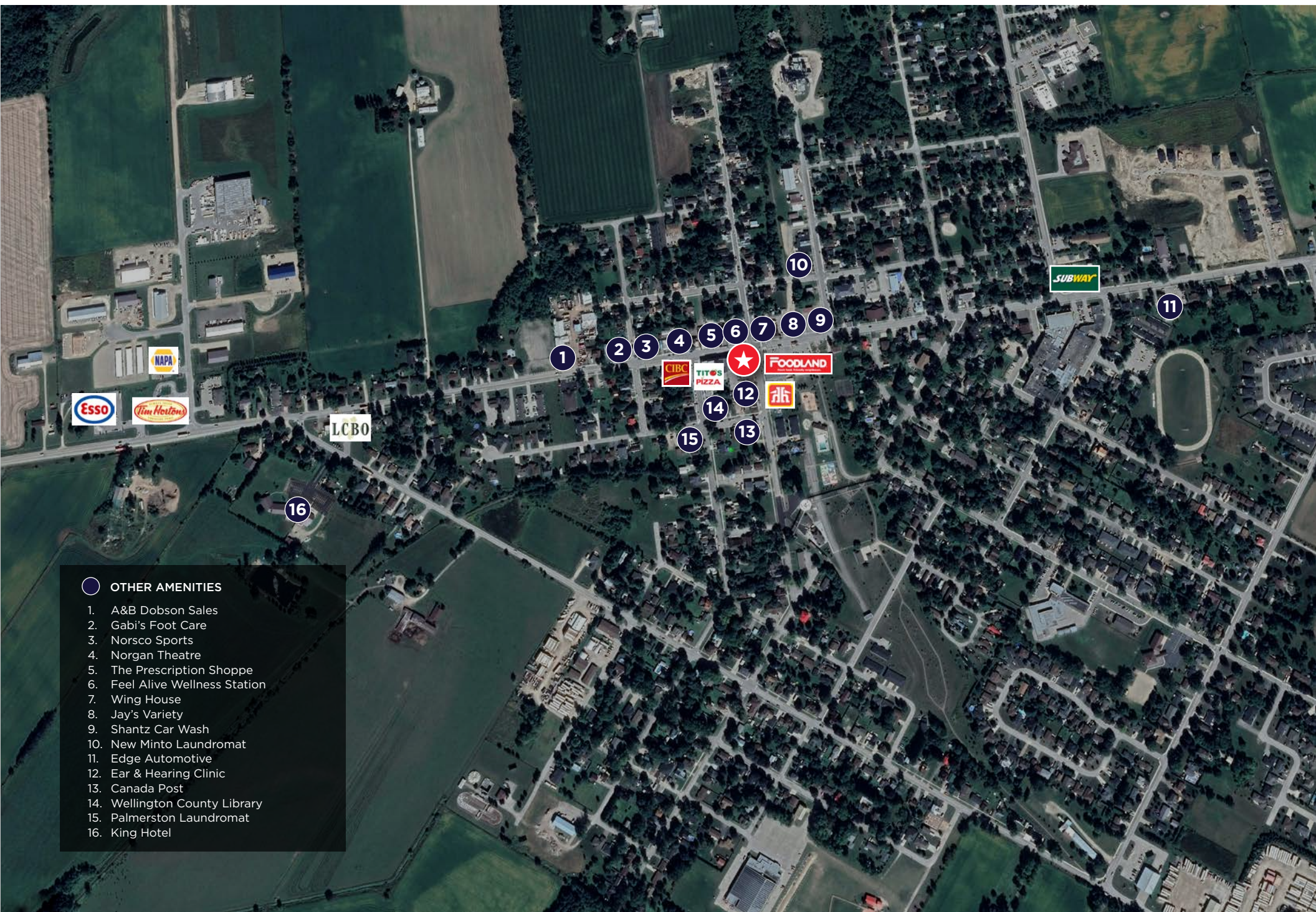
PHOTOGRAPHY



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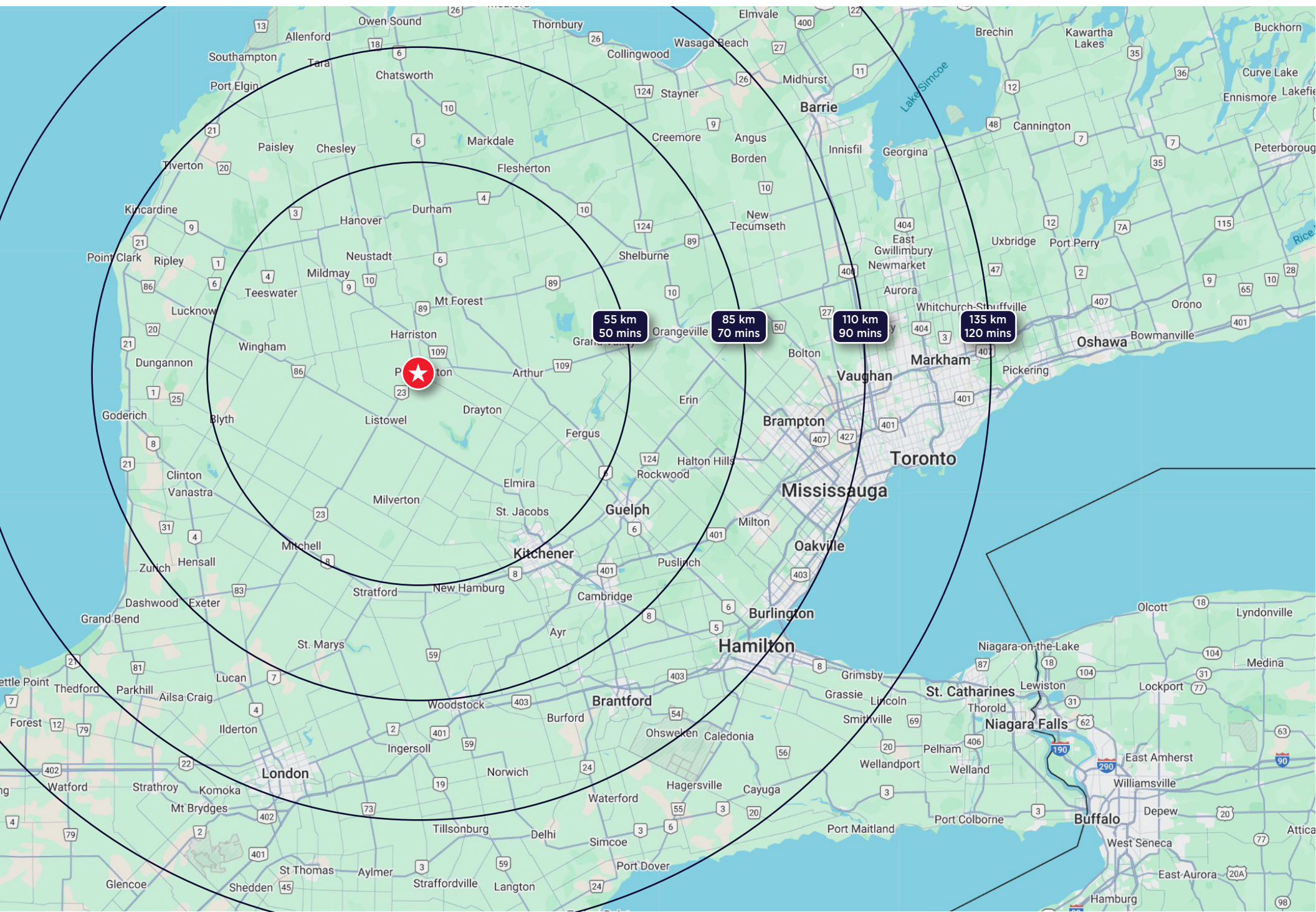
AMENITIES MAP



OTHER AMENITIES

1. A&B Dobson Sales
2. Gabi's Foot Care
3. Norsco Sports
4. Norgan Theatre
5. The Prescription Shoppe
6. Feel Alive Wellness Station
7. Wing House
8. Jay's Variety
9. Shantz Car Wash
10. New Minto Laundromat
11. Edge Automotive
12. Ear & Hearing Clinic
13. Canada Post
14. Wellington County Library
15. Palmerston Laundromat
16. King Hotel

LOCATION MAP



OFFERING PROCESS

TERMS OF SALE

Cushman & Wakefield Waterloo Region Ltd., Brokerage (the “**Advisor**”) has been retained by msi Spergel Inc. (“**Receiver**”), solely in its capacity of Court-Appointed Receiver, to offer for sale 212 Main Street West, Palmerston, ON (the “**Property**”). Interested Buyers will be required to execute and submit the Confidentiality Agreement (“**CA**”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building, size of the land, building and environmental condition, zoning, and financial information. The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

► [CLICK HERE FOR CONFIDENTIALITY AGREEMENT](#)

ONLINE DATA ROOM

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.

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