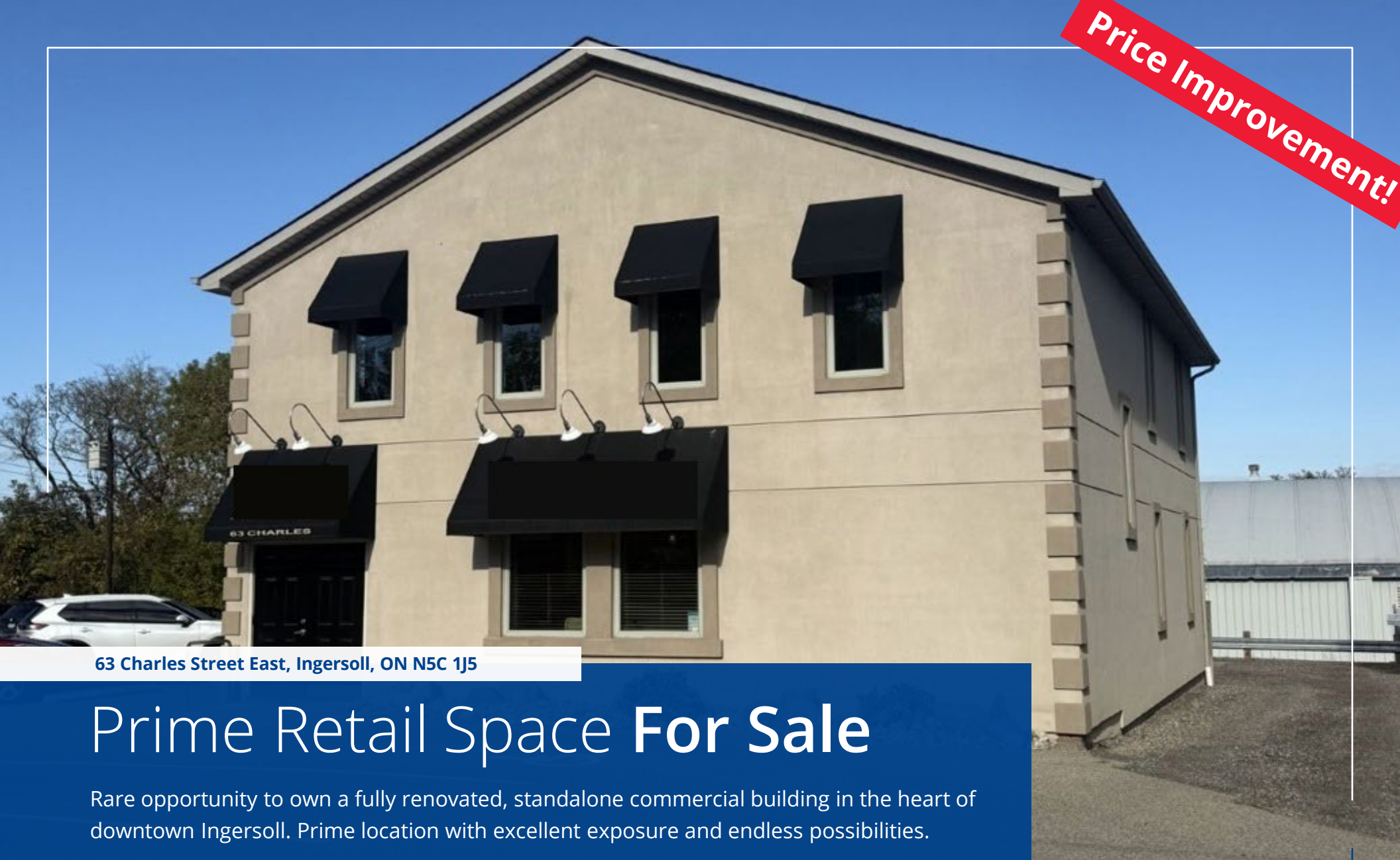


Price Improvement!



63 Charles Street East, Ingersoll, ON N5C 1J5

Prime Retail Space For Sale

Rare opportunity to own a fully renovated, standalone commercial building in the heart of downtown Ingersoll. Prime location with excellent exposure and endless possibilities.

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Accelerating success.



63 Charles Street East, Ingersoll, ON N5C 1J5

Price Improvement!

A Turnkey Property with Huge Income Potential

ATTENTION INVESTORS! Rare opportunity to own a fully renovated, standalone commercial building (zoned with potential for residential conversion) in the heart of downtown Ingersoll. Prime location with excellent exposure and endless possibilities. Currently operating as a full-service salon and day spa, this 2-storey building - each floor with its own HVAC system - offers versatility for continued use, conversion to a medical spa, professional offices, or multi-unit rental setup. Approx. 3,400 sq. ft. across main and second floors plus 1,600 sq. ft. finished basement (total 5,000 sq. ft.). Updated throughout with modern finishes and mechanicals. Ample parking nearby. A turnkey property with huge income potential.

Accelerating success.

For Sale
\$999,999
\$1,190,000
CAD

Total Retail Area	5,000 Sq Ft
Zoning	CC / C5
Utilities	Available
Water	Municipal
A/C	Yes
Parking	Yes
Heat Type	Gas Forced Air Open



Location Overview

Minutes to Highway 401
Prime Connectivity to
London, Woodstock and
Kitchener-Waterloo Area

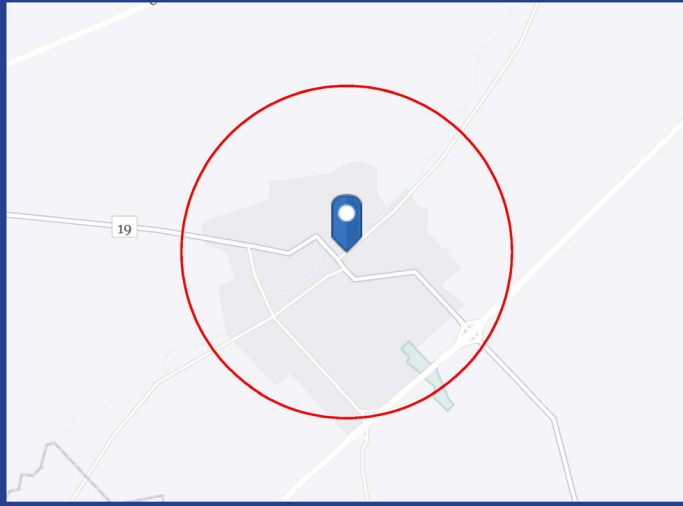
Located in the heart of downtown
Ingersoll with excellent exposure.
Steps to Main/Thames Street
businesses, services, and the VIA
Rail Ingersoll Station.

Direction: Take Exit 218 (Harris St /
Hwy 19) from the 401, head north
into Ingersoll, then turn left on
Charles St E - #63 is on the right.

- Highway 401:
3.0 km 4 mins drive
- London ON: 32 km
- Woodstock: 15.6 km
- Kitchener-Waterloo: 74.2
km
- Toronto: 159 km



Market Update & Demographics



Demographic Trends & Key Indicators

63 Charles St E, Ingersoll, Ontario, N5C 1J5 | 3 km radius

16,396	6,513	2.5	40.7	CA\$104,459	77.3%	9,155	8,471	684
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed

Average Annual Household spending



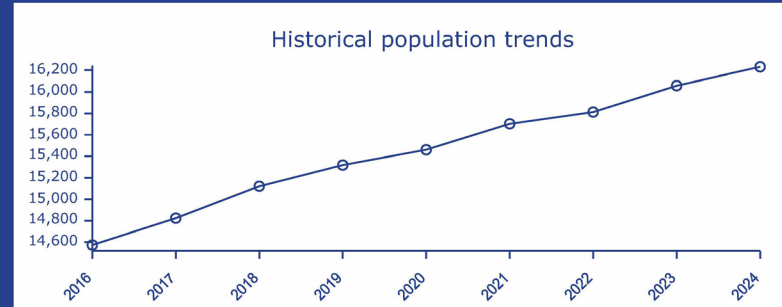
CA\$141,932

Household Expenditures

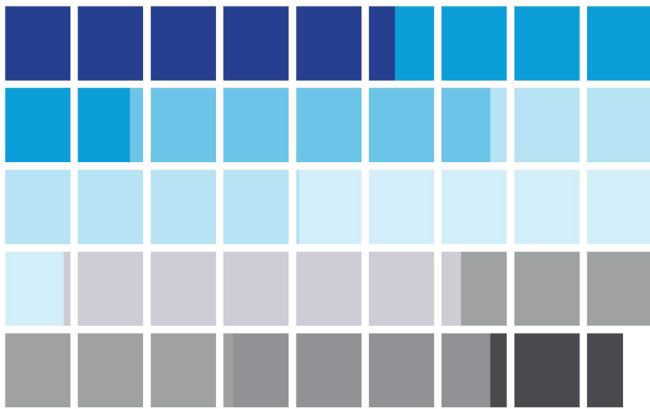


CA\$22,908

Principal Accommodation (Shelter)



Population by age



Age 0-9 (%)	(12%)	Age 10-19 (%)	(12%)	Age 20-29 (%)	(11%)
Age 30-39 (%)	(14%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(12%)
Age 60-69 (%)	(13%)	Age 70-79 (%)	(8%)	Age 80+ (%)	(4%)

Population by Generation



1,299

Silent Generation: born 1945 and before



3,935

Baby boomers: born between 1946 and 1964



3,115

Generation x: born between 1965 and 1980



3,310

Millennials: born from 1981 to 1998



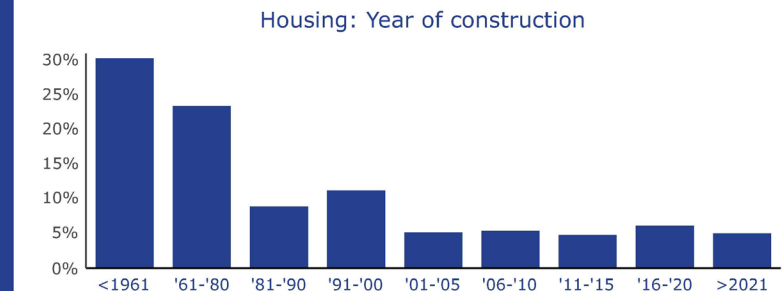
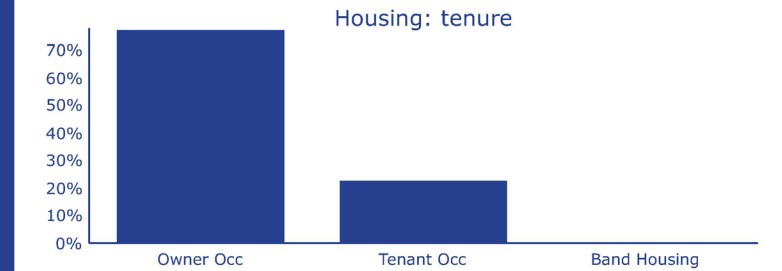
3,775

Generation z: born from 1999 to 2016



963

Alpha: born 2017 to present

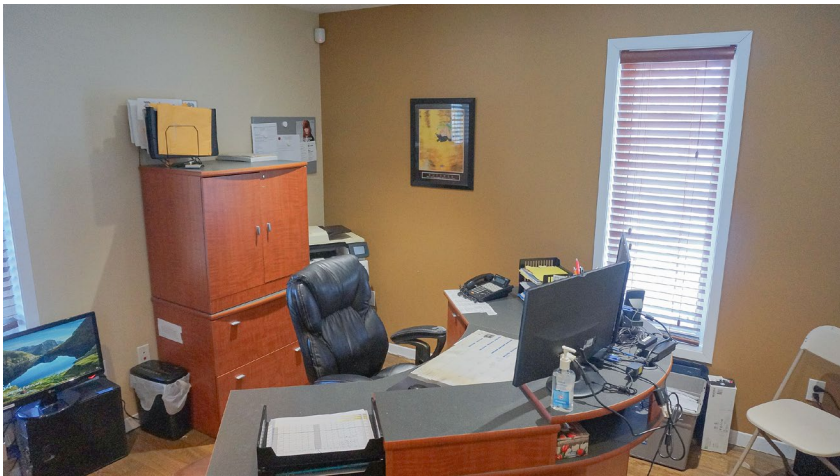


Photos - Exterior



Photos – Main Floor

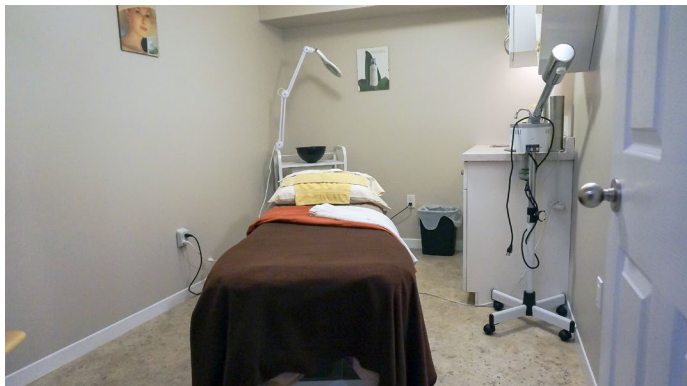




Photos – Second Floor



Photos – Basement





Zoning: CC / C5

According to the Town of Ingersoll Zoning By-law No. 04-4160, the Central Commercial (CC) zone covers the downtown commercial core. Within the CC zone, permitted uses are broad and include (highlights):

Retail & service: retail store, convenience store, business or professional office, personal service establishment, studio, printing shop, fitness club, laundromat, commercial school, service shop, hotel/motel, theatre/cinema, microbrewery, veterinary clinic, bank/financial institution, restaurant/eating establishment.

Civic & assembly: assembly hall, recreation (indoor), government admin office, public library, place of worship, public use (per s.5.22).

Residential permissions (mixed-use): apartment dwelling, multiple-unit dwelling, converted dwelling (≤ 4 units), long-term care facility, special needs home, a dwelling unit in the upper portion of a non-residential building (i.e., residential above commercial). Note: ground-floor, all-residential immediately adjacent to Thames Street is restricted.

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