

FREESTANDING
RETAIL BUILDING

FOR SALE

189 10TH STREET
HANOVER, ON

OFFERING PRICE

PRICE REDUCED!

~~\$990,000.00~~

\$890,000.00

MLS®



COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE



FREESTANDING COMMERCIAL BUILDING | FOR SALE

189 10TH STREET
HANOVER, ON.

ASKING PRICE	\$890,000.00
BUILDING SIZE	2,050 SQ. FT.
SITE AREA	0.35 ACRES
TAXES	\$9,773.73 (2025)
PARKING	ONSITE
ZONING	C1

DESCRIPTION

Prime Freestanding Retail Opportunity Near Downtown Core, located directly across the street from the Paramount Theatre. Strategically positioned on a high-visibility corner lot just minutes from the vibrant downtown core, this freestanding building offers excellent exposure and ample drive-up parking. The property features excellent street frontage and generous onsite drive-up parking, offering convenience and accessibility for customers. Previously occupied by a convenience store, the interior layout is well-suited for a variety of retail or service-oriented businesses, with flexible space that can be easily adapted to meet operational needs. Surrounded by a strong mix of residential density and complementary commercial activity, this location offers outstanding exposure and steady foot traffic.

HIGHLIGHTS

- **Flexible Layout:** Versatile interior for retail operations
- **New Renovations Include:** new flooring, ceiling, lighting, all walls and washroom
- **Prime Location:** Freestanding retail building near the downtown core
- **High-Traffic Area:** Perfect for high-visibility urban retail
- **High Visibility:** Both vehicular and pedestrian traffic
- **Corner Lot:** Positioned with enhanced accessibility and visibility
- **Ample Parking:** Onsite drive-up parking for customer convenience
- **Zoning:** C-1 zoning allows for a variety of commercial uses

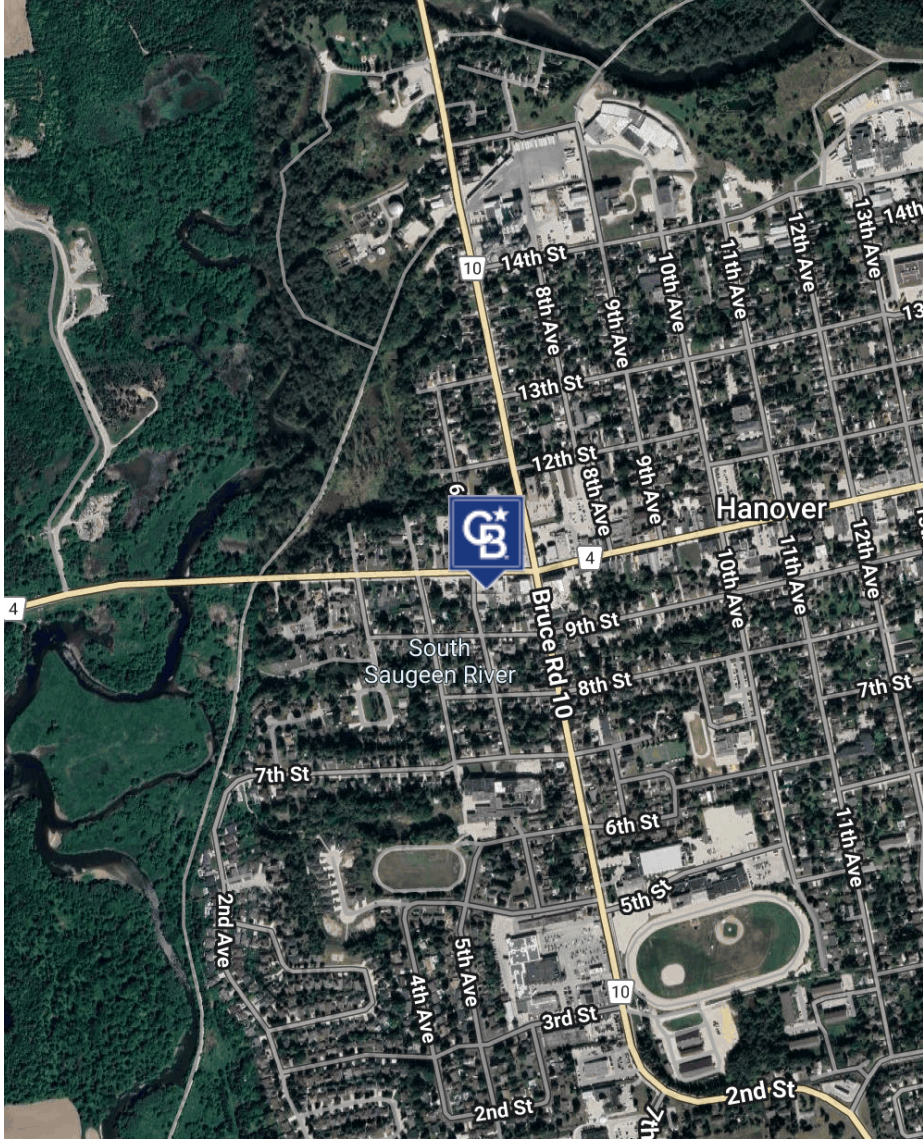
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Prime Location in the Heart of Hanover

189 10th Street is ideally situated in the commercial core of Hanover, Ontario—a growing town known for its strong community, regional draw, and business-friendly environment. Positioned along a high-traffic corridor, the property benefits from excellent visibility and accessibility, with close proximity to major retailers, banks, restaurants, and local amenities.

This central location attracts consistent vehicular and pedestrian traffic, making it well-suited for retail, service, or office uses. With ample parking nearby and strong surrounding demographics, 189 10th Street offers a strategic opportunity for businesses looking to establish or expand their presence in the Grey-Bruce region.

Walkability & Transit :

The area enjoys a Very Walkable rating, with a Walk Score of approximately 88, meaning most daily errands can be done on foot

Vehicular Traffic & Exposure :

The location ensures high visibility and steady traffic flow, supported by strong pedestrian activity and adjacency to major local roads .Surrounding commercial developments—including national-tenant anchored plazas—highlight consistent traffic volumes and consumer engagement along this corridor .

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