



Colliers



Central Community
Health Centre

For Sale Asking:

\$1,200,000

CAD

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359 Talbot St., St. Thomas, ON N5P 1B7

Excellent Downtown St. Thomas **Investment**

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Colliers Southwestern Ontario, Brokerage

649 Colborne St., Ste. 200
London, ON N6A 3Z2
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Colliers Canada

181 Bay St., Suite 1400
Toronto, ON M5J 2V1
Canada

Property Overview

Excellent Downtown St. Thomas Investment! This well-maintained medical clinic boasts a reputable and long-term tenant (since 2010), with stable and predictable cash flow for investors. The clinic's prime location and established tenancy make it an appealing asset for those seeking an income-generating investment. A new 5-year lease extension began recently on March 1, 2026. With strong community demand for medical services and the security of a reputable tenant, this property stands out as a strategic addition to any investment portfolio.

Zoning	C-2
Site Area	4,022 SF
Lot Front	28 ft
Lot Depth	110 ft
Category	Office / Medical Clinic



Other Property Features



Utilities



Municipal
Water

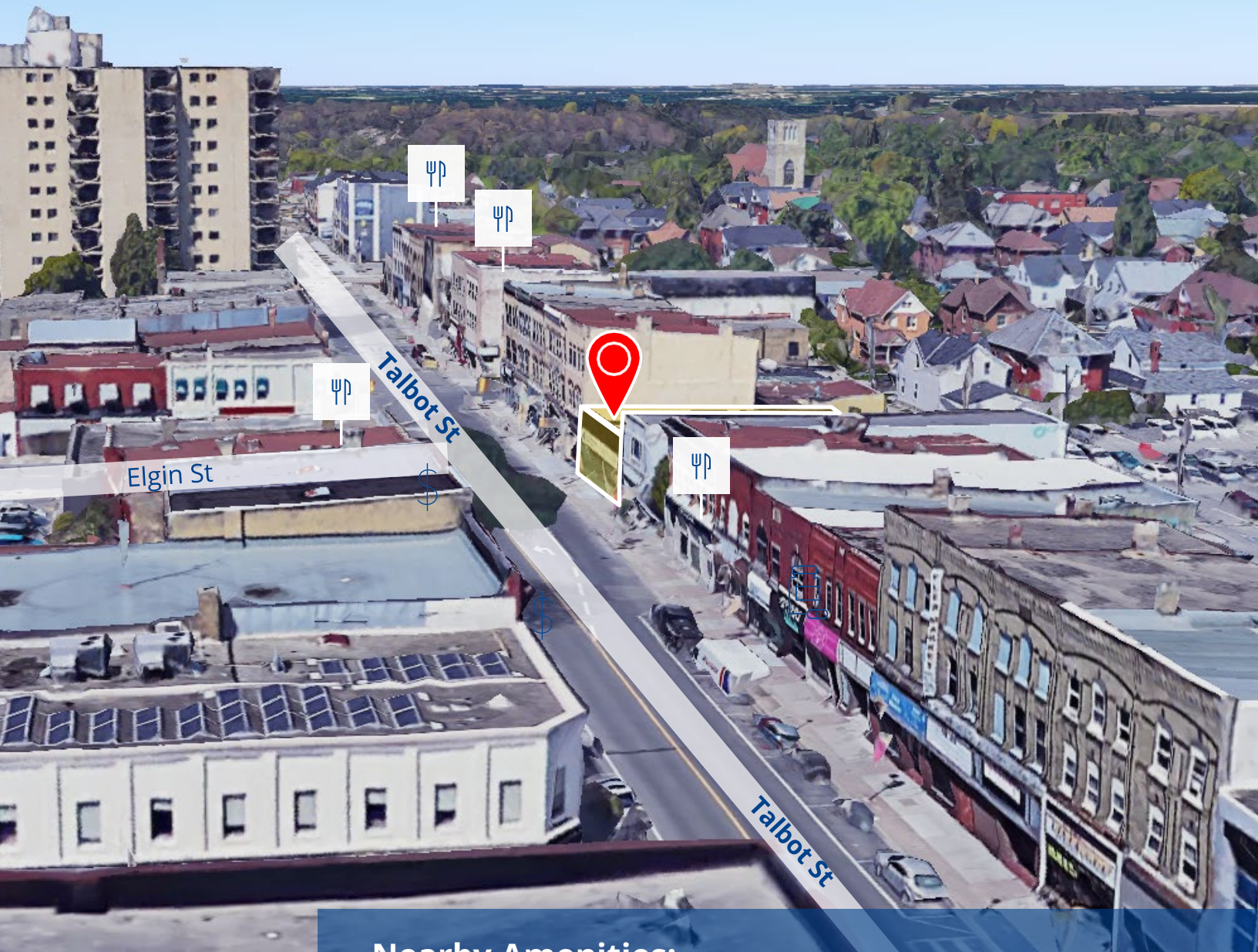


Air
Conditioning



Heat Type:
Gas Forced
Air Open

Property Location & Surrounding Area



Nearby Amenities:

- Bella Jacks Mexican Restaurant
- St. Thomas Medical Pharmacy
- Scotiabank
- Lumberjack Pizza
- Marcy Orthodontics
- Hepburn Park
- CIBC Branch with ATM
- Shoppers Drug Mart
- Le Café Siam: Thai Cuisine
- Why Not Cookies Cafe

St. Thomas: A Strategic Location for Commercial Growth

Located in Southwestern Ontario, St. Thomas is a rapidly growing city that offers exceptional opportunities for commercial and industrial investment. Positioned just minutes from Highway 401 and within close proximity to major urban centers like London, Toronto, and the U.S. border, St. Thomas provides strategic access to regional, national, and international markets.

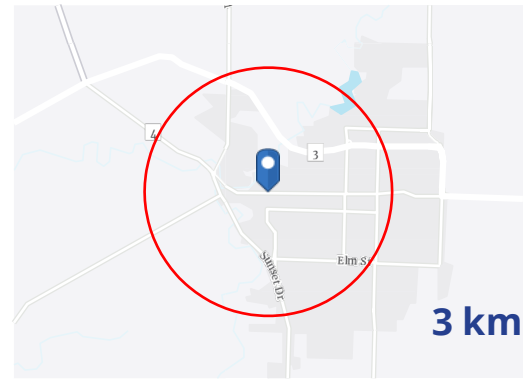
The city boasts a diversified and resilient economy, driven by advanced manufacturing, transportation, agri-business, and emerging technologies. With major employers such as Masco Canada and the Volkswagen EV battery plant establishing a strong local presence, the region is poised for accelerated growth and long-term stability.

St. Thomas offers a skilled workforce, competitive business costs, and robust municipal support for development. Industrial-zoned lands, modern infrastructure, and streamlined planning processes make it easy for businesses to establish or expand operations. Access to rail, regional airports, and the Port of Hamilton further enhances logistical efficiency for distribution and supply chain management.

In addition to its economic strengths, St. Thomas provides a high quality of life, affordable housing, and a business-friendly climate. Ongoing investment in infrastructure, transit, and community development continues to enhance the city's appeal as both a workplace and a place to call home.

For investors and business owners looking for a strategically located, cost-effective base in Southern Ontario, St. Thomas stands out as a prime destination for commercial and industrial real estate opportunities.





3 km radius

Market Demographics

30,829	13,347	2.3	43.3	CA\$85,165	63.0%	15,951	14,652	1,298
Population	Households	Avg Household Size	Median Age	Median Household Income	Tenure: Owned	Workforce Population	Employed	Unemployed

Average Annual Household spending



CA\$118,787
Household Expenditures

CA\$20,843
Principal Accommodation (Shelter)

Population by Generation



3,072
Silent Generation: born 1945 and before

7,868
Baby boomers: born between 1946 and 1964

5,725
Generation x: born between 1965 and 1980

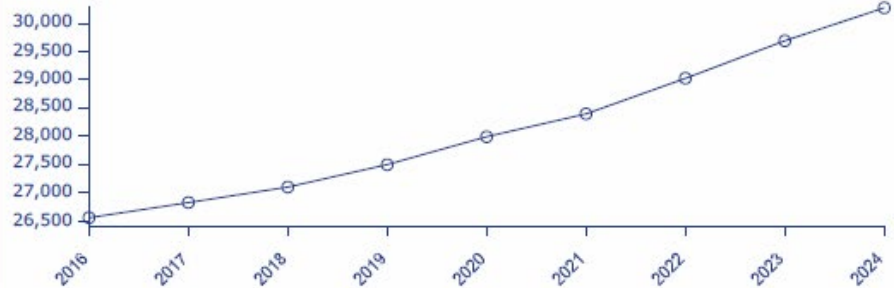


6,032
Millennials: born from 1981 to 1998

6,678
Generation z: born from 1999 to 2016

1,454
Alpha: born 2017 to present

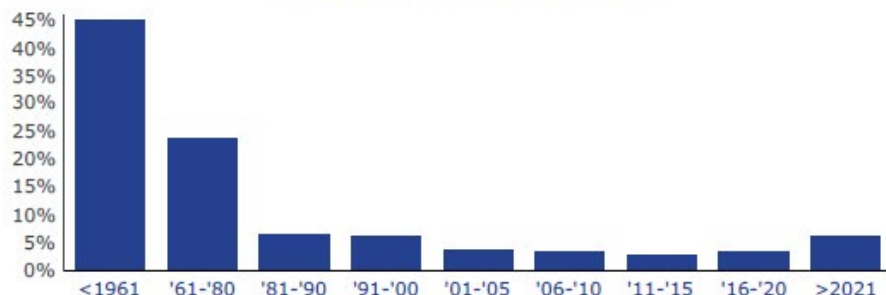
Historical population trends



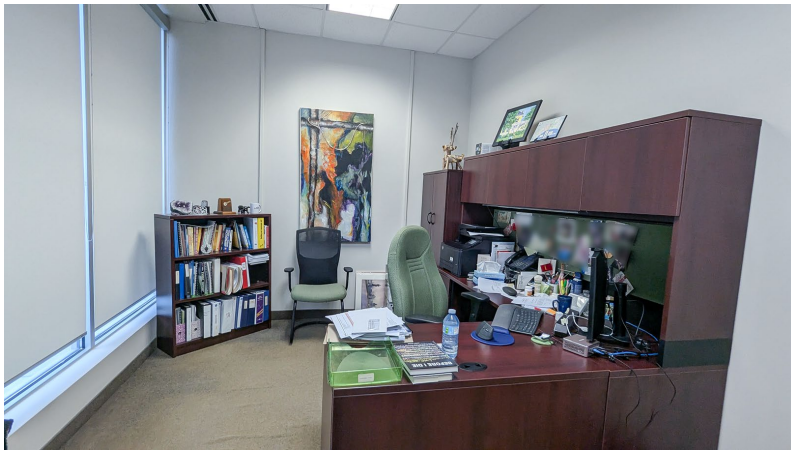
Housing: tenure



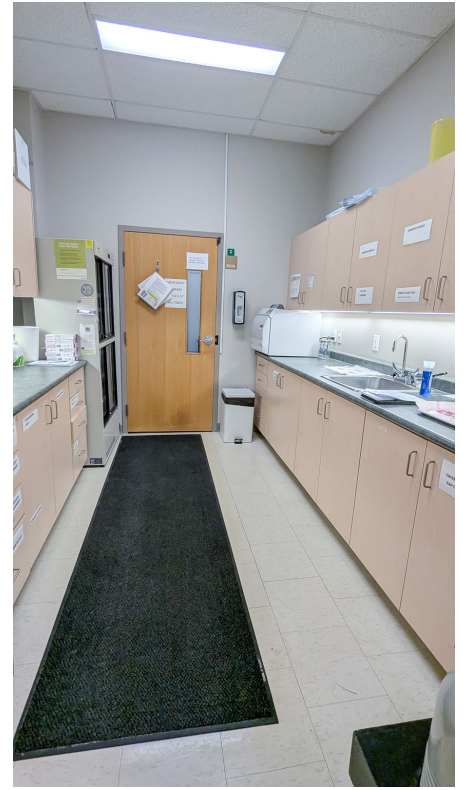
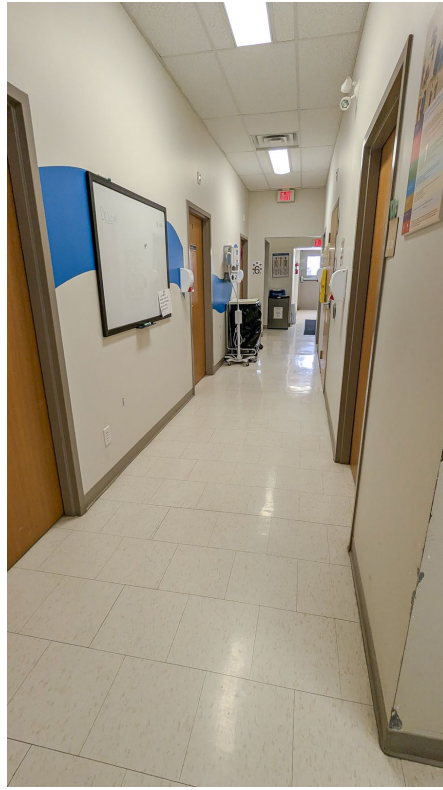
Housing: Year of construction



Property Photos



Property Photos



Zoning: C-2

C-2: Downtown Talbot Central Commercial Zone

Permitted Uses

In this zone, no land, building or structure shall be used except for the following purposes:

- (a) retail store
- (b) business office
- (c) personal service shop
- (d) restaurant
- (e) hotel
- (f) repair and custom workshop
- (g) dry cleaning pick-up station
- (h) institution
- (i) theatre
- (j) recreation centre
- (k) newspaper publishing business
- (l) private club
- (m) bakery
- (n) clinic (By-law 94-2005)
- (o) entertainment centre (By-law 96-2023)
- (p) uses accessory to the foregoing (By-law 94-2005)
- (q) residential purposes, subject to the provisions of subsection 13.3 (By-law 94-2005)



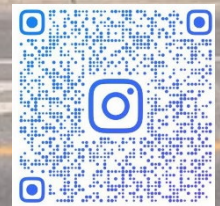


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Accelerating success.



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 T: 519 438 4300
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Please return an executed copy to:
Lisa.Handa@colliers.com

PURCHASER CONFIDENTIALITY AGREEMENT

("Confidentiality Agreement")

359 Talbot Street, St. Thomas, Ontario, N5P 1B7, Canada

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 359 Talbot Street, St. Thomas, Ontario, N5P 1B7 (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the property.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers.

Purchaser Registration Information:

Agent's Name: _____ Title: _____

Company: _____ Fax: _____

Address: _____

Tel: _____

Email: _____

Per: _____

Please check to be added to our mailing list. I expressly consent to receiving further electronic communication from Colliers.

Date: _____

We have the authority to bind the Corporation



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Please return an executed copy to:
Lisa.Handa@colliers.com

CO-OP BROKER CONFIDENTIALITY AGREEMENT

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Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

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Purchaser Broker Contact Information:

Agent's Name: _____ Title: _____

Company: _____ Fax: _____

Address: _____

Tel: _____

Email: _____

Per: _____

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Date: _____

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