



Large Scale Retail & Commercial Space **For Sale**

1850 Vincent Massey Drive | Cornwall, ON

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Property Overview

High-Exposure Large-Format Property - positioned in a major mixed-use corridor on Cornwall's west side, this highly visible standalone building offers exceptional access and versatility.

Featuring an expansive open-concept layout with 14'-21' ceilings, a bright showroom, warehousing, three loading docks (including a declining dock ideal for 53' trailers), a large fenced yard, covered exterior display area, outdoor storage, ample customer parking.

Cornwall is a growing regional hub in Eastern Ontario with direct access to Highway 401 and the Seaway International Bridge to the U.S., making it a strategic location for retailers serving both local and cross-border markets.

Address	1850 Vincent Massey Drive, Cornwall
Site Area	3.73 Acres
Building Size	25,066 SF
Property Taxes	\$76,314.12 (2025)
Zoning	HC
Listing Price	\$5,990,000 \$4,500,000



3 loading docks
& 1 declining



Quick access to
Highway 401 & 138



Large customer
parking area



Close proximity
to top-tier
retailers



Ample outdoor
storage



Freestanding
building



Location Overview & Demographics

Strategically located along Cornwall's primary commercial corridor, 1850 Vincent Massey Drive offers a high-visibility retail opportunity with direct access to Highway 401 and proximity to the U.S. border. This location is ideal for businesses seeking regional and cross-border reach.

The surrounding area features a dynamic mix of national retailers, hotels, automotive dealerships, and service providers, ensuring substantial consumer traffic. Cornwall's affordability, with a lower cost of living and competitive labour costs, attracts new residents and businesses.

Cornwall's economy is anchored by logistics, manufacturing, and distribution, supported by a bilingual workforce—nearly half of residents are fluent in both English and French. With its strategic location, accessible infrastructure, and supportive business environment, 1850 Vincent Massey Drive presents a compelling opportunity for retailers aiming to establish or expand their presence in Eastern Ontario.

10KM Radius



Current
population
60,524



Average
household income
\$87,361



Employment rate
within 10 km
91.4%



Labour Force
Participation
55.9%

Labour Type

	%
Retail Trade	16.6
Health Care and Social Assistance	16.2
Manufacturing Sector	12.2
Transportation and Warehousing	8.3
Construction Industry	6.8
Educational Services	5.8

Zoning By-law

25,066 SF available

The Highway Commercial (HC) Zone is intended to implement the General Commercial policies of the Official Plan. The HC Zone generally permits a range of automotive-oriented commercial uses and general commercial uses including automobile sales establishments, automobile services stations, and home improvement centres.



HC - Highway Commercial

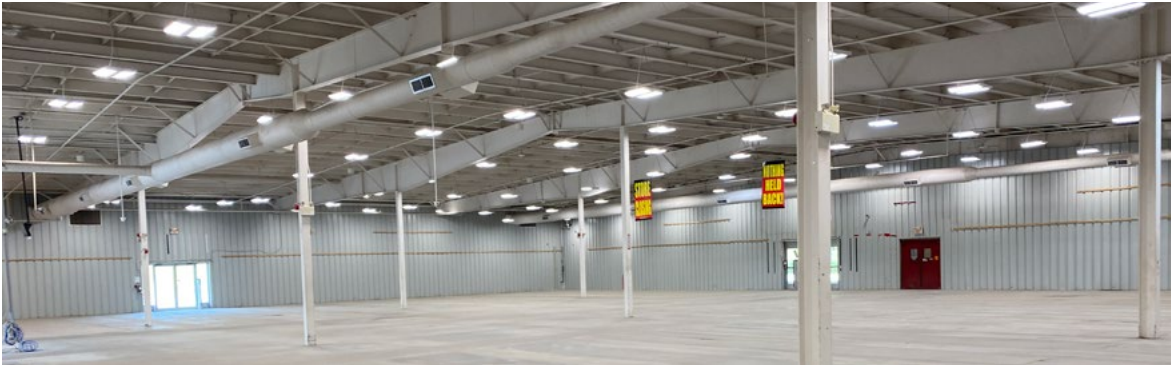


Permitted Uses

Agricultural feed store	Convenience store	Motel	Transportation terminal
Animal hospital	Drive-in theatre	Office	Vehicle rental agency
Arcade	Financial institution	Parking lot	Automobile body shop
Automobile sales establishment	Funeral home	Pharmacy	Automobile repair garage
Automobile service station	Garden centre	Place of assembly or recreation	Farm implement dealer
Automotive supply store	Gas station	Place of worship	
Bakery	Home improvement centre	Restaurant	
Brewpub	Hotel	Small-scale brewery	
Catering establishment	Medical facility	Transportation depot	

*The above zoning information is provided for general reference only and must be read in conjunction with the City of Cornwall Final Comprehensive Zoning By-Law. Please consult the official by-law for complete details or contact city officials.







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