



10 Sydenham Street | Flesherton | ON N0C 1H0

# Mixed-Use Investment with Strong Highway Exposure **For Sale**

This is an opportunity to own a worry-free investment that seldom has a vacancy. Above and behind the shop are 4 fully leased apartments.



**Knute Dohnberg**

Sales Representative  
+1 519 670 6021  
knute.dohnberg@colliers.com



**Matt Webb Smith**

Sutton Group Incentive Inc., Brokerage  
Sales Representative  
+1 416 891 9566  
matthewwebbsmith@gmail.com



# Property Overview

**Investors Take Note!!!** Fantastic opportunity in the heart of Grey County. Fronting onto Highway 10 at the busiest intersection in town! This combination retail and rental is ready to go. With 4 rental units upstairs and a very successful retail operation on the main level, The Artemesia Cheese Shop has become a local institution with fine cheeses, meats and more.

The 4 Apartments above have long term and stable tenants with a very positive annual revenue of over 62K. and a CAP rate approaching 6%. This is a solid bricks and mortar investment for the savvy investor. Retail level can be visited anytime during business hours, for a tour of the apartments 24hrs notice is required.

|                      |                                    |
|----------------------|------------------------------------|
| <b>Legal Address</b> | 10 Sydenham Street, Grey Highlands |
|----------------------|------------------------------------|

|                      |            |
|----------------------|------------|
| <b>Property Type</b> | Commercial |
|----------------------|------------|

|                          |                                                        |
|--------------------------|--------------------------------------------------------|
| <b>Legal Description</b> | LT 3 RCP 823 ARTEMESIA T/W<br>GS113738; GREY HIGHLANDS |
|--------------------------|--------------------------------------------------------|

|               |    |
|---------------|----|
| <b>Zoning</b> | C1 |
|---------------|----|

|                   |            |
|-------------------|------------|
| <b>Total Area</b> | 0.53 Acres |
|-------------------|------------|

|                 |    |
|-----------------|----|
| <b>Lot Fron</b> | 24 |
|-----------------|----|

|                  |      |
|------------------|------|
| <b>Lot Depth</b> | 95.7 |
|------------------|------|

## Key Highlights



Close to major  
highways Hwy 10 &  
Hwy 4



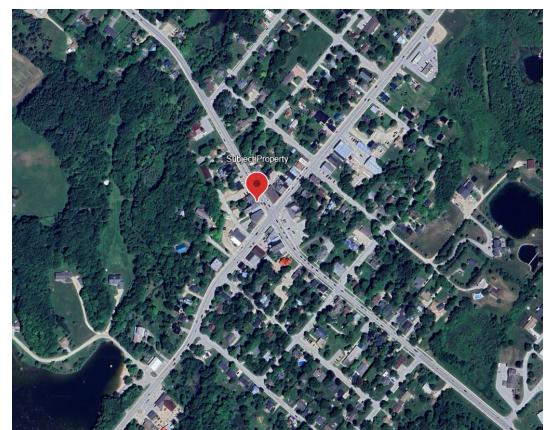
Multi Use Property



Downtown  
Commercial  
Zoning: C1

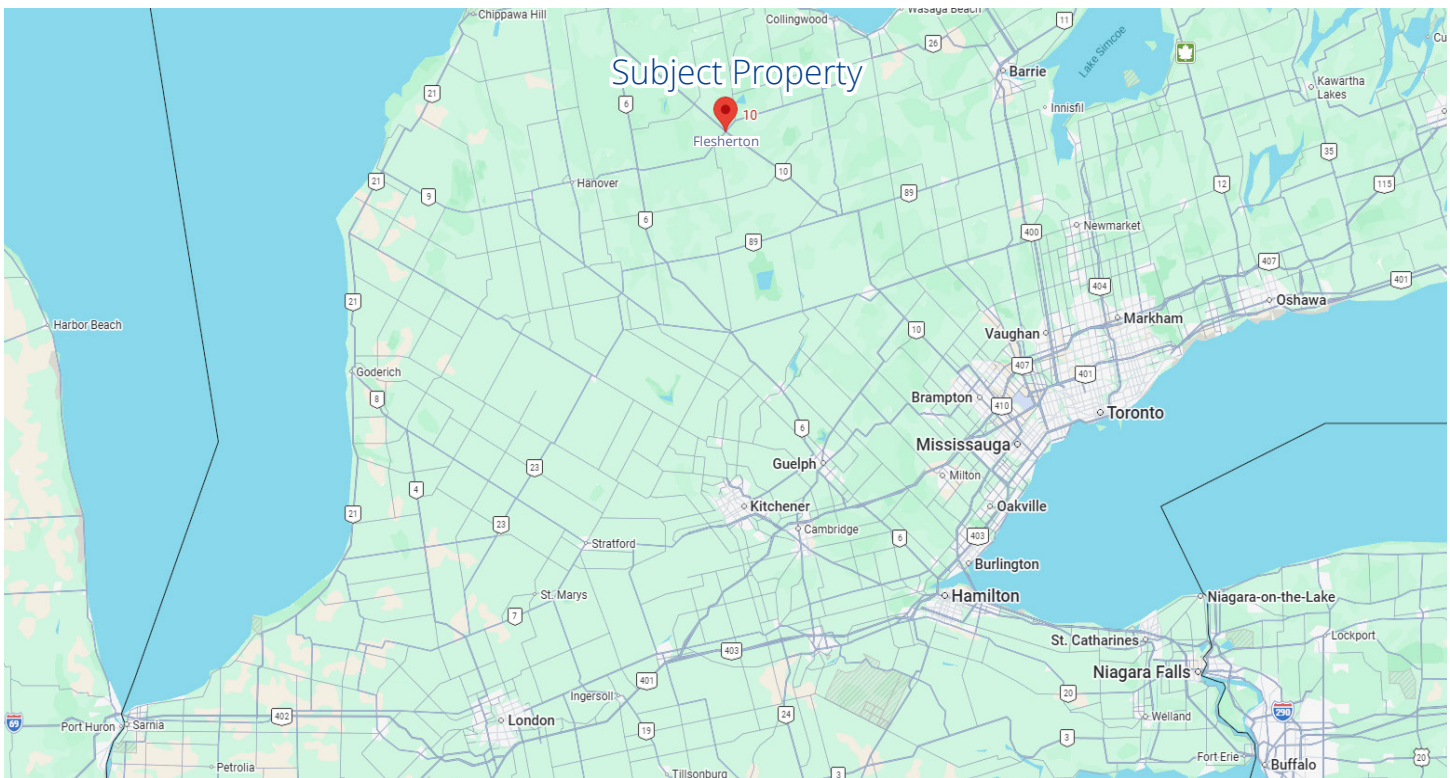
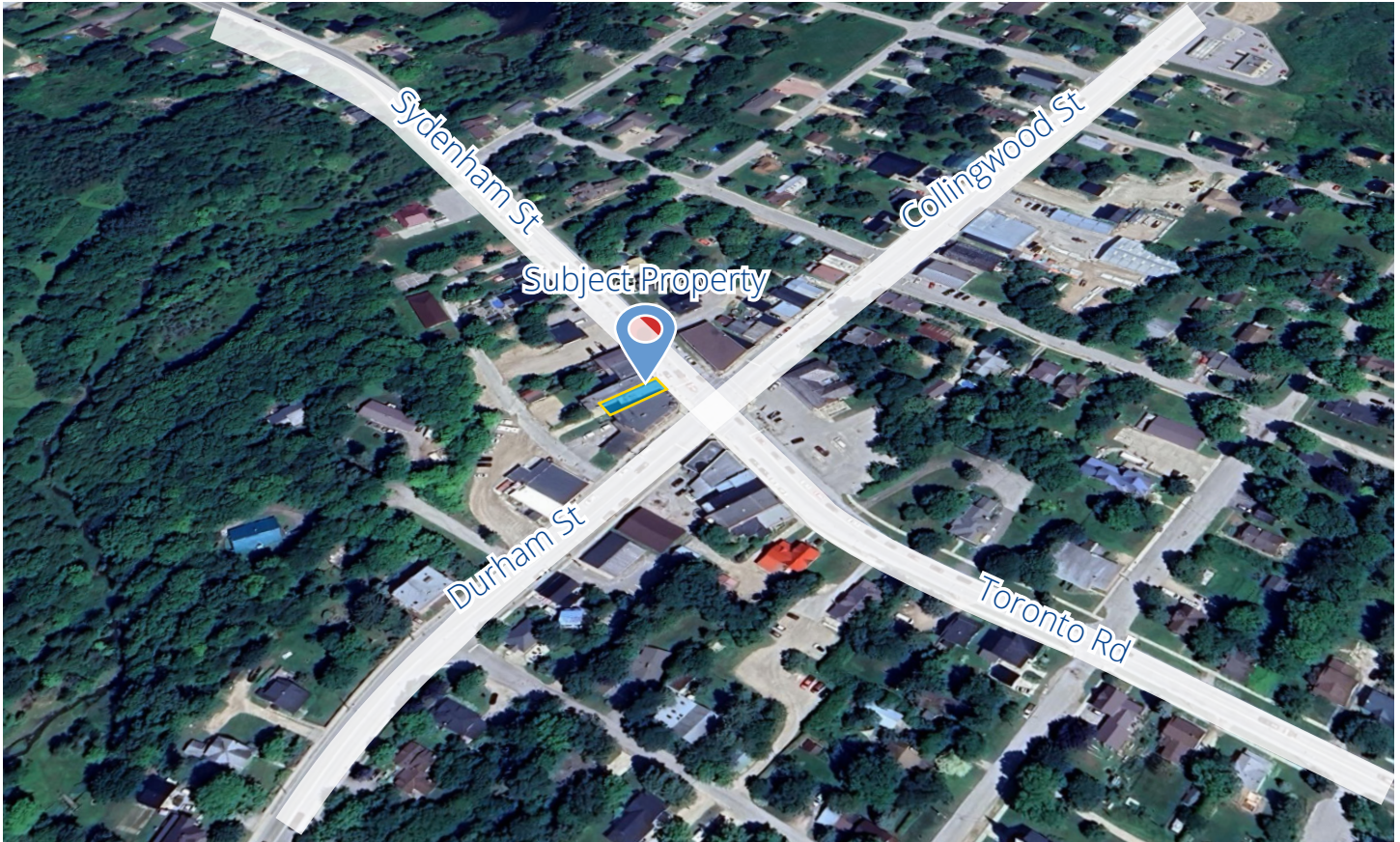


Approximately  
0.53 Acres





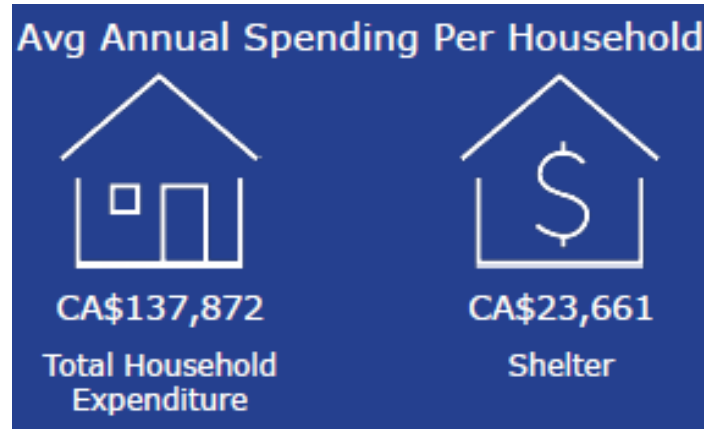
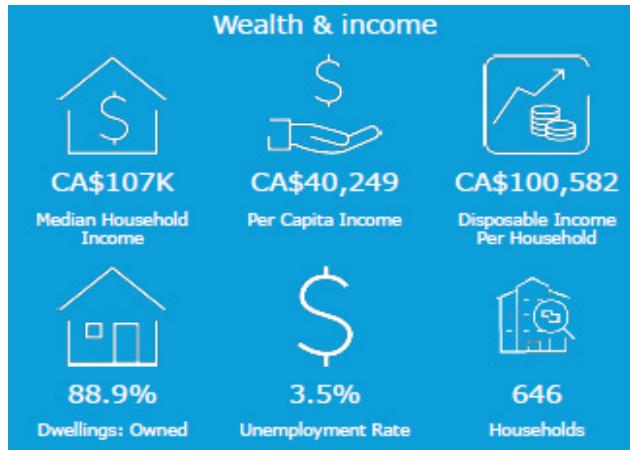
# Property Location





# Demographics

|            |            |                    |            |                         |               |                      |          |            |
|------------|------------|--------------------|------------|-------------------------|---------------|----------------------|----------|------------|
| 1,584      | 658        | 2.4                | 47.6       | CA\$107,229             | 88.9%         | 780                  | 753      | 27         |
| Population | Households | Avg Household Size | Median Age | Median Household Income | Tenure: Owned | Workforce Population | Employed | Unemployed |



## Zoning

### C1- Permitted Uses

- a) Professional and business offices
- b) Retail commercial
- c) Restaurants
- d) Financial institutions
- e) Cultural, entertainment and tourist uses (such as hotel/motel and conference centre)
- f) Single detached and multi-attached residential uses
- g) Light industrial uses (such as assembly, processing, repairing, wholesale establishment)
- h) Motor vehicle sales and service establishment
- i) Personal service shop
- j) Service shop
- k) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)f



### C1- Zone Provisions

|                                       | Full Services     | Municipal Sanitary Only | Municipal Water Only | Private Services     |
|---------------------------------------|-------------------|-------------------------|----------------------|----------------------|
| a) Minimum Lot Frontage               | 4.5 metres        | 4.5 metres              | 30 metres            | 30 metres            |
| b) Minimum Lot Area                   | 50 m <sup>2</sup> | 250 m <sup>2</sup>      | 3,000 m <sup>2</sup> | 3,000 m <sup>2</sup> |
| c) Maximum Lot Coverage               | 80 %              | 50 %                    | 25 %                 | 15 %                 |
| d) Minimum Front Yard Setback         | 0 metres          | 0 metres                | 9 metres             | 9 metres             |
| e) Minimum Interior Side Yard Setback | 0 metres          | 0 metres                | 3 metres             | 3 metres             |
| f) Minimum Exterior Side Yard Setback | 3 metres          | 3 metres                | 3 metres             | 3 metres             |
| g) Minimum Rear Yard Setback          | 3 metres          | 3 metres                | 7 metres             | 7 metres             |
| h) Maximum Height                     | 11 metres         | 11 metres               | 11 metres            | 11 metres            |

### C1- Special Setback Provisions for Downtown Commercial Uses

- a) All Downtown Commercial

(C1) Uses are subject to Site Plan Control approval.

# Annual Income & Expenses

## Annual Gross Rental Income:

|                         |          |
|-------------------------|----------|
| Artemesia Cheese        | \$33,096 |
| Apt A                   | \$18,000 |
| Apt B                   | \$15,000 |
| Apt C                   | \$12,528 |
| Apt D                   | \$17,832 |
| Total 2025 Gross Income | \$96,456 |

## Annual 2025 Expenses:

|                                      |          |
|--------------------------------------|----------|
| Heat & Hydro                         | \$14,400 |
| Property Tax                         | \$3,775  |
| Insurance                            | \$3,619  |
| Total                                | \$21,794 |
| Vacancy Allowance: (5% of Gross)     | \$4,823  |
| Repairs & Maintenance: (8% of Gross) | \$7,716  |
| Total Annualized Expenses            | \$34,333 |

|                  |          |
|------------------|----------|
| Gross Income     | \$96,456 |
| Less Expenses    | \$34,333 |
| Net Income (NOI) | \$62,123 |

Market Capitalization Rate (CAP) of 6%





Colliers

**Knute Dohnberg**

Sales Representative

+1 519 670 6021

knute.dohnberg@colliers.com

Sutton

**Matt Webb Smith**

Sutton Group Incentive Inc., Brokerage

Sales Representative

+1 416 891 9566

matthewwebbsmith@gmail.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers Southwestern Ontario, Brokerage.

collierscanada.com

Accelerating success.