

For  
Sale

808 Dundas Street  
Woodstock, ON



Lennard:

# Executive Summary

Lennard Commercial Realty is pleased to offer for sale 808 Dundas Street in Woodstock. This well-located multi-purpose building represents a rare opportunity to acquire a property that has long stood as a recognized landmark in the Woodstock community, known for its prominence and visibility. With exposure on a high-traffic corridor, 808 Dundas offers exceptional branding and signage opportunities for an owner-occupier, while also holding potential for adaptive re-use or full redevelopment. The layout makes it suitable for a wide range of occupiers, from commercial recreation to retail to community-focused groups. The property benefits from ample on-site parking, access to major routes and transit, and proximity to surrounding amenities that enhance both staff and visitor appeal. Whether maintained in its current form, modernized for today's uses, or fully reimaged, 808 Dundas is an outstanding opportunity to secure real estate with enduring recognition and future upside.



## Investment Highlights



Prime commercial property in a central location



Building could be used as-is and function as a recreation hub with fitness spaces, a pool, and a gymnasium



Zoning allows for a wide range of uses, including but not limited to churches, assembly halls, funeral homes, and recreation centres



Excellent accessibility with quick access to Highway 401



Centrally located in Woodstock, along a major transit route and nearby many amenities



**Address:** 808 Dundas Street, Woodstock



**Total Area:** 1.817 Acres



**Property Taxes:** \$0\*



**Zoning:** CF Community Facility

\*Based on current ownership & subject to change



# Market Overview

Woodstock, Ontario, is a growing community with a diverse economy that includes manufacturing, retail, and agricultural sectors. As a regional hub in Oxford County, the city has seen steady demand for commercial properties, driven by local economic development and population growth.



## Commercial Property Types

- Retail spaces are prominent along Main Street and in shopping centers, supported by a steady influx of residents and visitors.
- Office spaces are primarily located downtown and in business parks, catering to small and medium-sized enterprises.
- Industrial properties benefit from Woodstock's strategic location near major transportation routes like Highway 401 and Highway 403, making logistics and manufacturing attractive sectors.
- Woodstock has been investing in and expanding its recreational and entertainment infrastructure to enhance community quality of life and attract visitors. This includes facilities such as sports complexes, fitness centers, and entertainment venues. These developments contribute positively to the local economy by creating further demand for leisure and recreation.



## Market Trends

- Commercial real estate prices have experienced moderate growth, reflecting a resilient market with steady demand.
- Vacancy rates remain relatively low, especially in retail and industrial segments, indicating a healthy market.
- New developments and renovations are ongoing, focusing on adaptive reuse and modern upgrades to attract tenants.



## Future Outlook

The outlook for Woodstock's commercial real estate market remains positive, with expected continued growth due to regional economic expansion, infrastructure improvements, and investment in community services.

With ongoing investments in recreational infrastructure, there's potential for increased commercial activity related to leisure and tourism. This trend can enhance the appeal of commercial spaces, especially in areas close to recreational facilities, fostering a more dynamic and diverse commercial real estate market.

# Location

808 Dundas is fronting on Woodstock's major throughfare (Highway 2), with easy access to the 401.



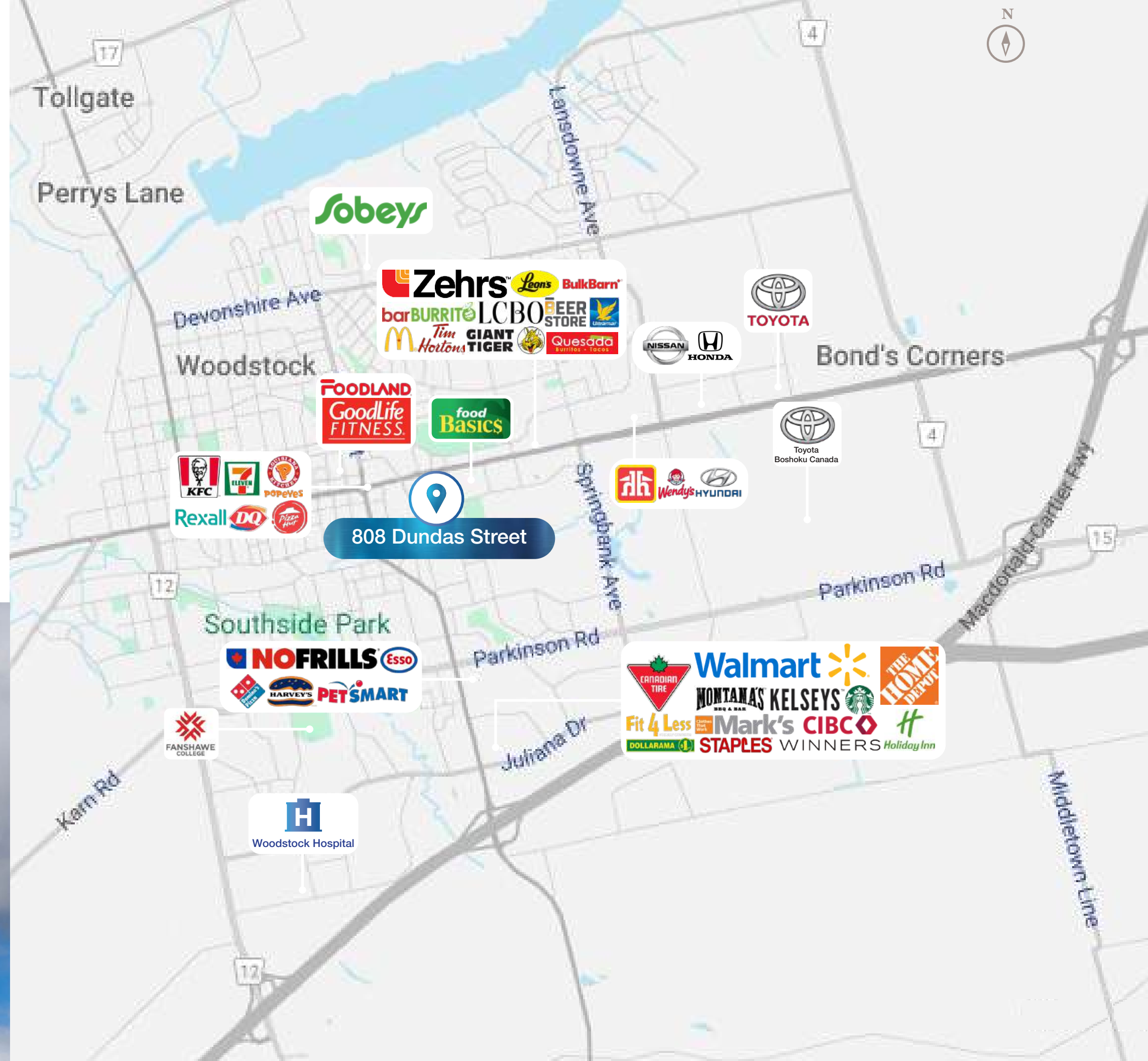
**Highway 401**  
6 minutes | 3 km

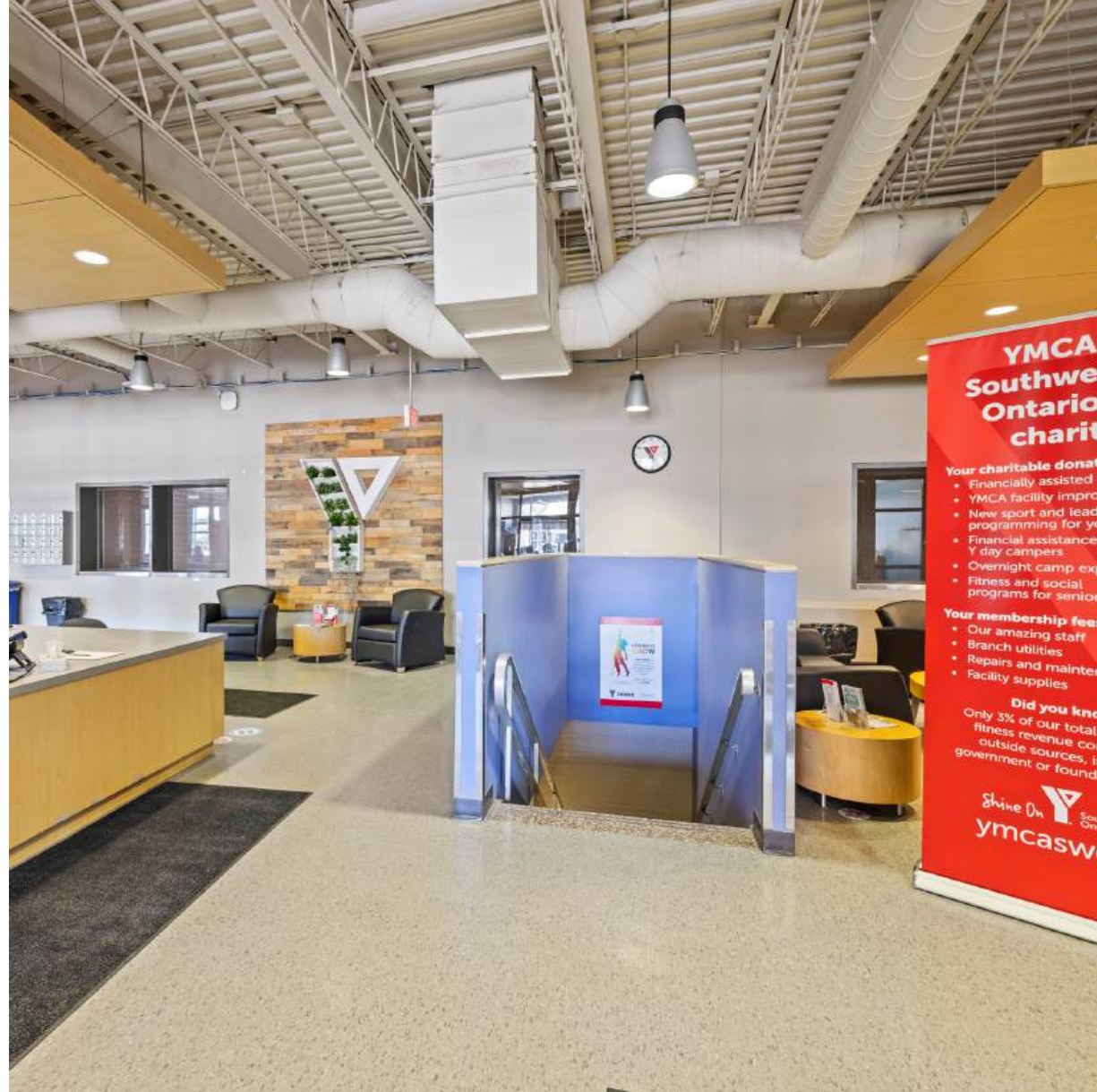


**Public Transit**  
Route 2 - Dundas East runs along Dundas Street

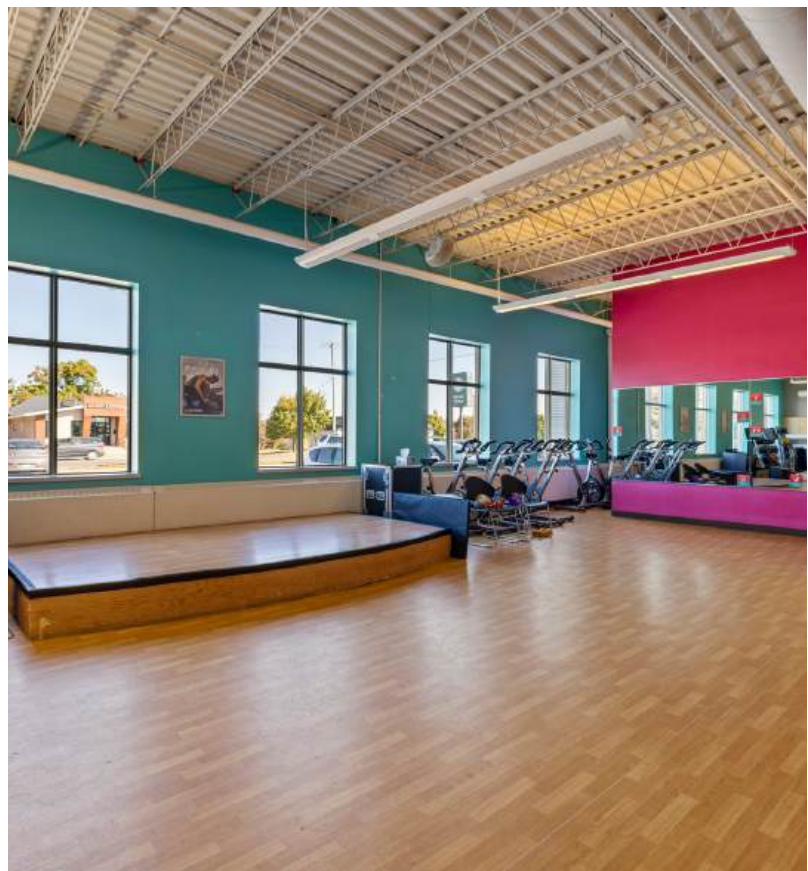


**London International Airport**  
Located approximately 30 minute drive time

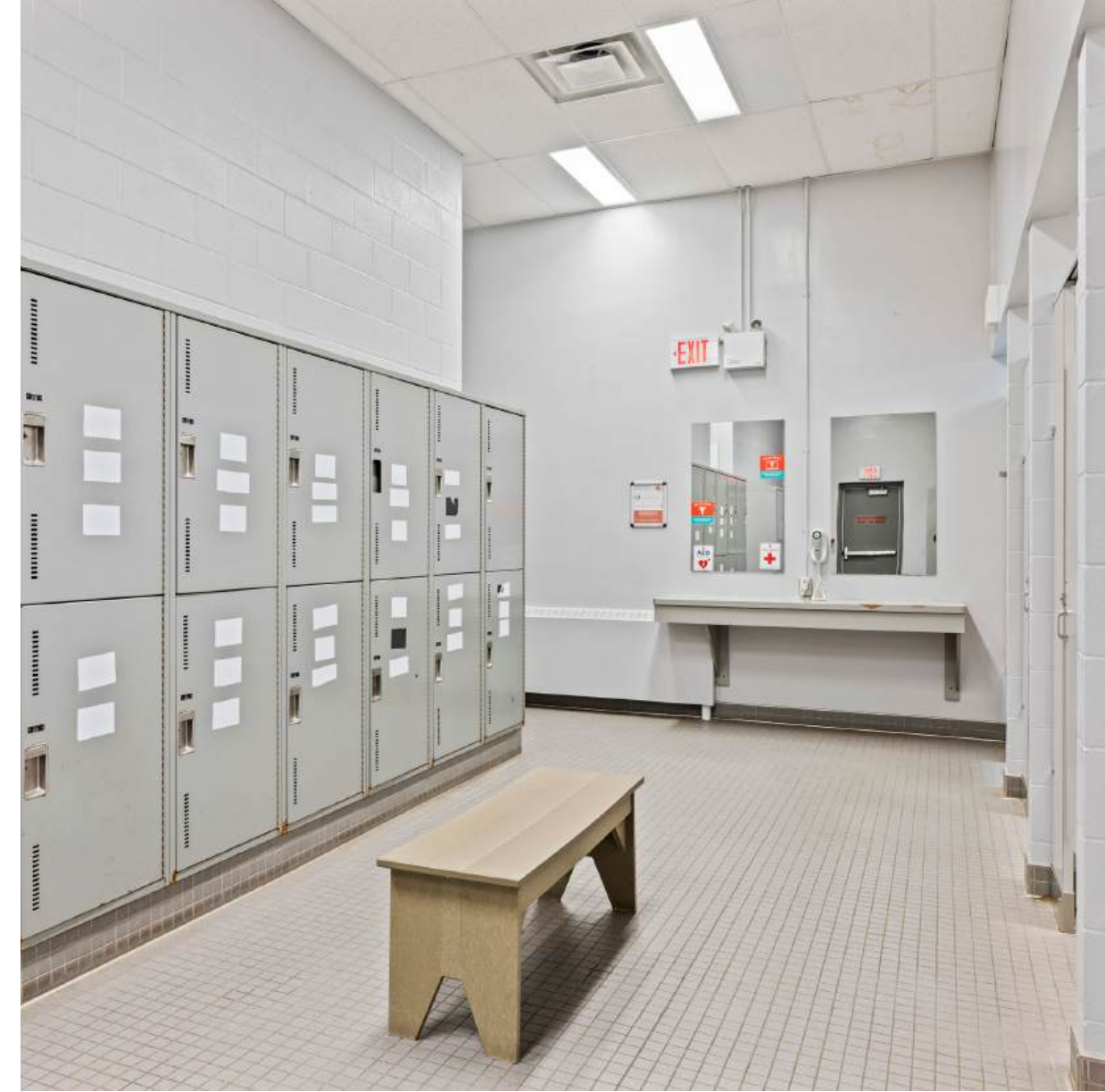




# Photo Gallery



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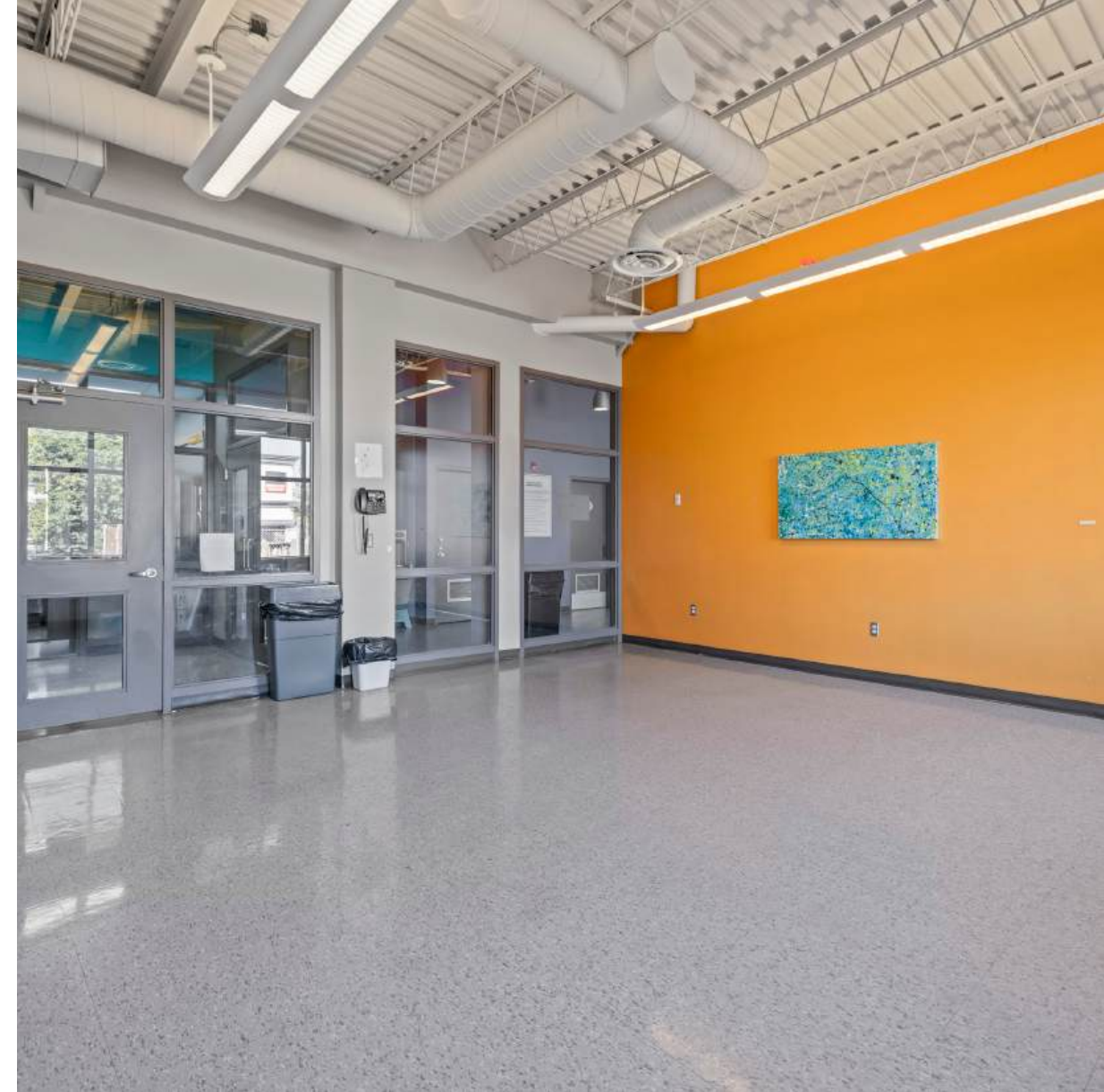
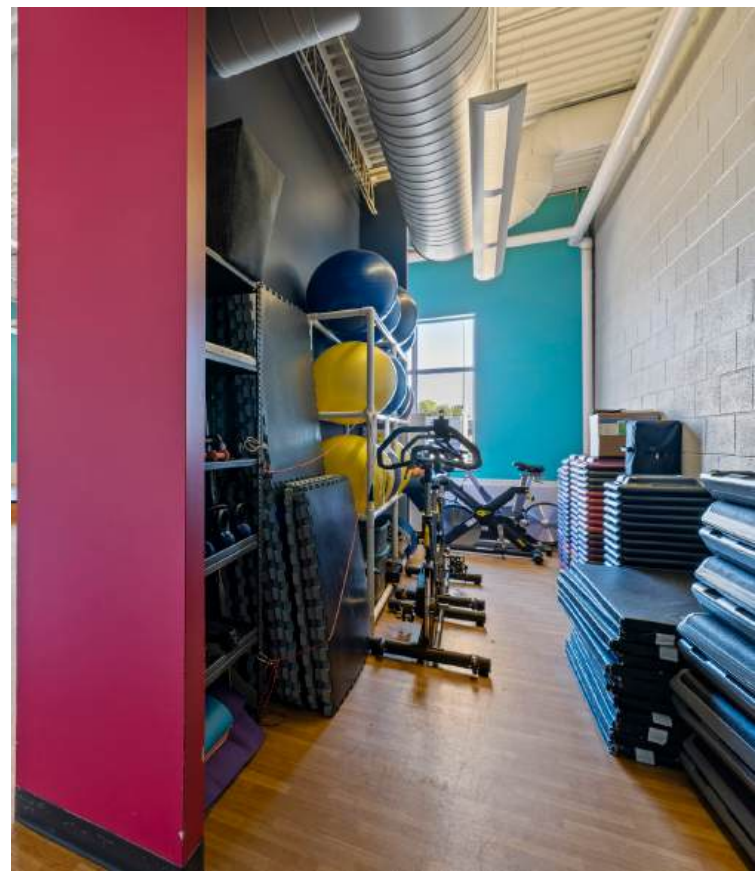


Photo Gallery



# Offering Process

Parties are invited to submit a Letter of Intent or an Agreement of Purchase and Sale through Lennard Commercial Realty for 808 Dundas Street, Woodstock.

Offers will be reviewed at any time.

Prospective Purchasers should note that the Vendor is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

## Disclaimer

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