



128

ORIOLE PKWY W
ELMIRA, ONTARIO

Retail Plaza For Sale 7 Units |
11,498 Sq Ft | 1.59 Acres **For Sale**

\$3,500,000

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Property Summary

Colliers

Prime investment opportunity! This 11,498 square foot retail plaza features 7 fully retail units and is situated in the heart of a thriving residential neighborhood, ensuring strong foot traffic and consistent tenant demand. The property includes surplus land, offering future development or expansion potential.

Property Highlights:

- Total Building Area: 11,498 sq ft
- Number of Units: 7
- Zoning: C-4
- Location: Surrounded by established and growing residential communities
- Additional Land: Potential for redevelopment, parking expansion, or new build
- Ideal for: Investors or developers seeking mixed-use potential

Don't miss this opportunity to acquire a solid income-generating asset with long-term upside potential.



Property Details

Colliers 

Subject Property 128 Oriole Parkway W, Elmira

Municipality Woolwich Township

ARN 302901000405220

Site Area 1.59 Acres

Frontage 199.75 FT

Description Neighbourhood shopping centre

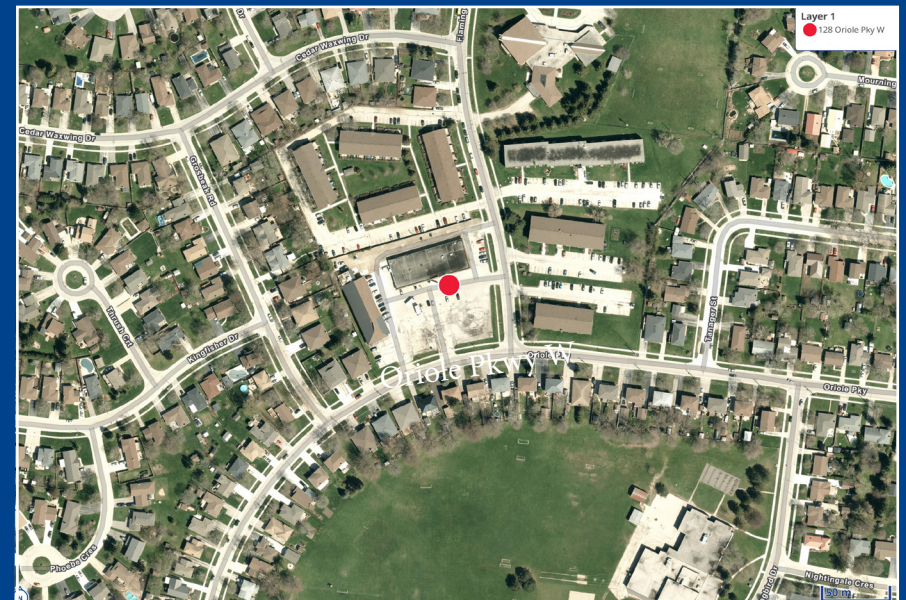
Year Built 1973

Number of Units 7

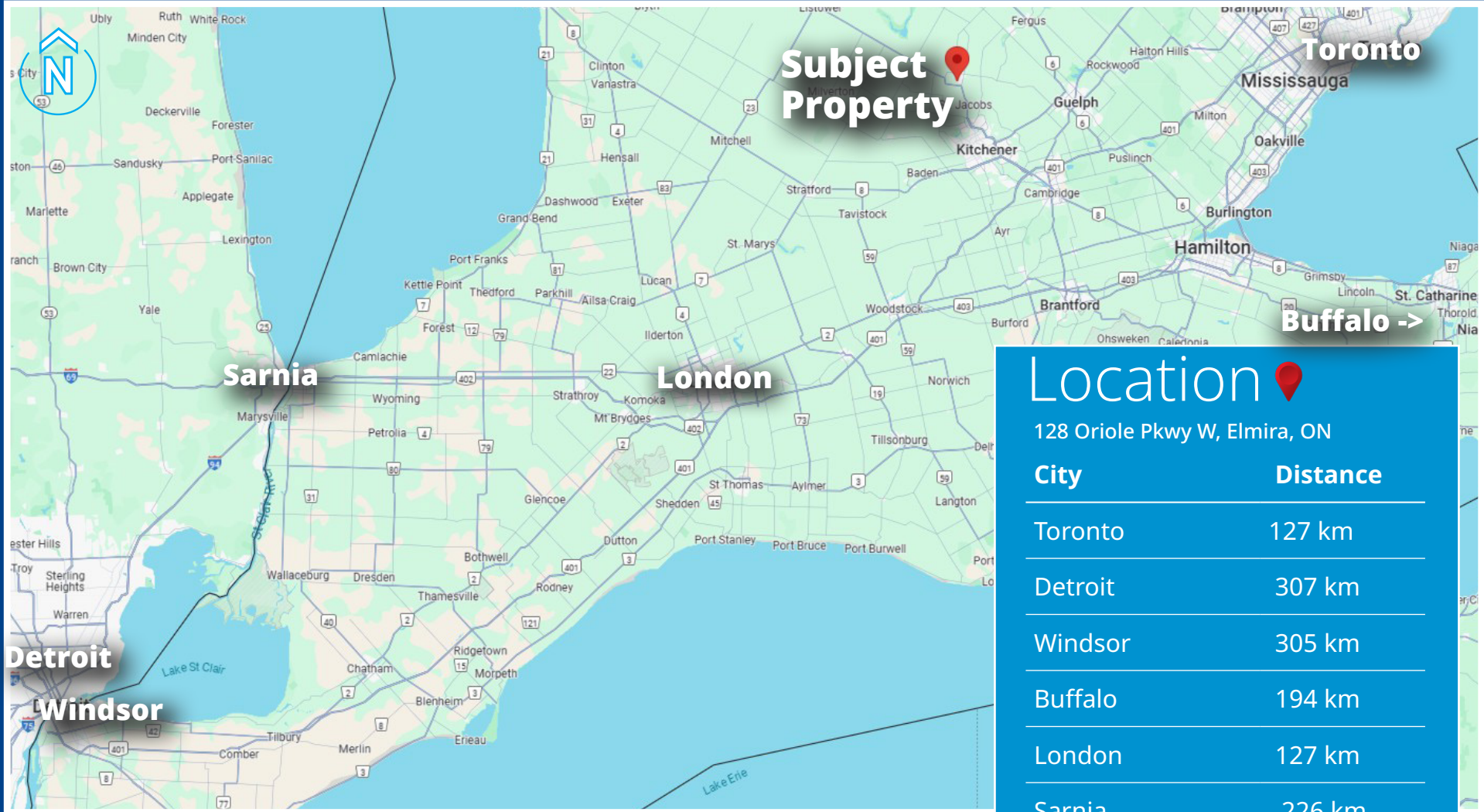
Gross Leasable Area 11,498 SF

Zoning C-4

Legal Description PT BLK A PL 1287 WOOLWICH PT 2 58R3995; S/T 412563, 524624; WOOLWICH



Property Location



Property Zoning C-4



General Provisions Within the Commercial (C) Zones, no land shall be used, and no building or structure shall be erected or used except for one or more of the Permitted Uses listed for the respective zoning categories in the columns of Section 9.1, subject to the applicable regulations in this section and Sections 4 (General Regulations) and 5 (Transportation Provisions) and of this Zoning By-law.

PERMITTED USES

- a) Apartment – Residential
- b) Bake Shop
- c) Beer, Liquor or Wine Store
- d) Book Store
- e) Beer, Liquor or Wine Store
- f) Commercial Wellness Facility
- g) Convenience Store
- h) Day Care Centre or Day Nursery
- i) Drug Store/Pharmacy
- j) Emergency Services (Ambulance, Fire and Police)
- k) Financial Establishment
- l) Fitness Centre/Studio
- m) Florist
- n) Food Store / Supermarket
- o) Free space
- P) Government Services
- q) Hairdresser, Barber, Beautician and/or Aesthetician
- r) Health Services Facility/Clinic
- s) Laundromat
- t) Laundry and/or Dry-Cleaning Facility
- u) Library
- v) Office – Business / Commercial /Professional
- w) Personal Service Shop
- x) Pets and Pet Supply
- y) Photofinishing Establishment
- z) Place of Worship
- aa) Postal Services Outlet
- bb) Restaurant
- cc) Senior Citizen Centre
- dd) Specialty Food Store
- ee) Studio
- ff) Tavern/Bar/Pub
- gg) Train Station
- hh) Travel Agency
- ii) Veterinarian Clinic or Office
- jj) Buildings or Structures Accessory to the Foregoing Permitted Uses including Buggy Shelters
- kk) Limited Accessory Retail
- ll) Outdoor Patio
- mm) Pharmacy Accessory to Health Service Facility
- nn) Short Term Rental



ELMIRA, ON

Elmira, Ontario, is a thriving community located in the heart of Waterloo Region, offering a compelling opportunity for retail investors seeking stable returns and long-term growth. With a population of approximately 15,000 as of 2025, Elmira has experienced a 7.1% population increase since 2020, reflecting its appeal as a desirable place to live and work.

The town serves as the primary industrial hub of Woolwich Township, hosting major employers such as Tylon TSF, Sanyo Machine Works, Elmira Pet Products, and Toyota Boshoku. This robust economic base supports a diverse consumer demographic, ensuring a steady demand for retail services. [Wikipedia](#)

Elmira's commercial real estate market is characterized by well-established retail plazas with national tenants, including Foodland, Harveys/Swiss Chalet, Pita Pit, Pet Valu, and Dollarama. These anchor tenants attract consistent foot traffic, enhancing the stability and profitability of retail investments. [Skyline Retail](#)

The town's strategic location offers easy access to major urban centers like Kitchener, Waterloo, and Guelph, making it an attractive destination for both residents and businesses. Elmira's blend of economic vitality, community growth, and accessible location positions it as a prime market for retail real estate investment.

Demographics

ELMIRA ON - 5 km radius





For more information about this property please contact:



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RECO Information
Guide

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**Please return an executed copy to:
 Chris.Kirwin@colliers.com**

PURCHASER CONFIDENTIALITY AGREEMENT
 ("Confidentiality Agreement")
128 Oriole Parkway W, Elmira Ontario

The undersigned has been advised that Colliers Southwestern Ontario, Brokerage ("Colliers") has been retained by the owner ("Owner") of 128 Oriole Parkway W, Elmira Ontario, Canada (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties 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 Properties. Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. 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 Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties 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 Properties 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:

Contact Name: _____ Title: _____
 Company: _____ Fax: _____
 Address: _____
 Tel: _____ Please check to be added to our mailing list.I
 Email: _____ expressly consent to receiving further electronic
 communication from Colliers.
 Per: _____ Date: _____

We have the authority to bind the Corporation



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CO-OP BROKER CONFIDENTIALITY AGREEMENT
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Purchaser Broker Contact Information:

Agent's Name: _____ Title: _____
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 Tel: _____ Please check to be added to our mailing list. I
 Email: _____ expressly consent to receiving further electronic
 Per: _____ communication from Colliers.
 Date: _____

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