



150 OAKWOOD STREET | INGERSOLL, ON

FOR SALE BY COURT-APPOINTED RECEIVER



10.85 ACRES - INDUSTRIAL DEVELOPMENT OPPORTUNITY

OUTLINE ARE APPROXIMATE

PROPERTY SPECIFICATIONS

Lot Size: 10.85 acres

Sale Price: Speak to Listing Team

Taxes (2025): \$5,269.19

Possession: Immediate

Zoning: MG

Comments:

- Industrial development opportunity in the growing west Oxford Business Park
- Located in South Ingersoll at the corner of Oakwood Street and Thomas Road with efficient access to Hwy 401 and the broader Southwestern Ontario manufacturing corridor
- The site is zoned MG permitting a range of industrial uses including clean manufacturing, contractor yards, truck transportation terminals and automotive related operations
- -921 feet of frontage
- Currently includes one residential structure and an outbuilding
- Electrical and gas service available at the curb
- Site is also serviced by well and septic



DOWNLOAD CONFIDENTIALITY AGREEMENT FOR DATA ROOM ACCESS



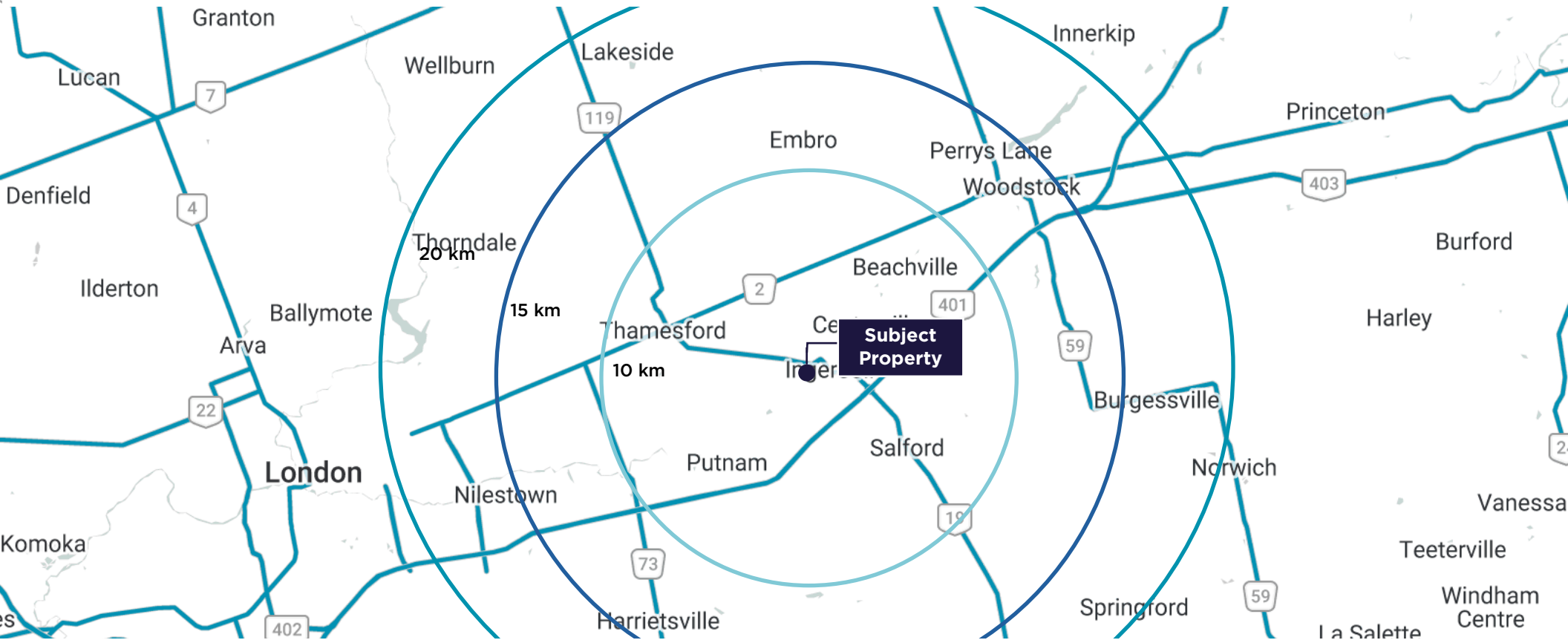
AERIAL PHOTOS



STRATEGIC LOCATION



DEMOGRAPHIC STATISTICS



10 km

15 km

20 km



Population:

20,406

34,345

84,172



Average Household Income:

\$94,590

\$100,319

\$89,918



Median Age

41

41

42



Employment Rate

57.4%

59.4%

57.5%

ZONING: MG

The following are permitted uses in the MG variation:

NON-RESIDENTIAL USES:

- Any non-residential use permitted in an MR zone;
- An automobile body repair shop;
- A cartage, express or truck transportation terminal;
- A concrete batching or mixing plant;
- A contractor's shop or yard;
- A feed or flour mill;
- A food processing plant;
- A fuel storage tank or supply yard;
- A grain elevator;
- A municipal sewage treatment plant;
- A municipal yard;
- An open storage use of goods or materials if accessory to a use permitted in the MG zone;
- A planing mill or sawmill;
- A public use in accordance with the provisions of Section 5:22;
- A regulating station for petroleum products pipeline or natural gas pipeline;
- A retail outlet, a business office or an eating establishment accessory to a permitted use;

For more information on zoning, visit www.oxfordcounty.ca



OFFERING PROCESS

TERMS OF SALE:

Cushman & Wakefield ULC., Brokerage (the “Advisor”) has been retained by msi Spergel Inc. (“Receiver”), solely in its capacity of Court-Appointed Receiver, to offer for sale 150 Oakwood Street, Ingersoll, ON (the “Property”).

Interested Buyers will be required to execute and submit the Confidentiality Agreement (“CA”) prior to receiving the information on the Property.

REPRESENTATION AND WARRANTIES:

Neither the Advisor nor the Receiver make any representations and/or warranties regarding any aspect of the Property, including but not limited to the size of the building (if applicable), size of the land, building and environmental condition, zoning, and financial information.

The Property will be sold on an “as-is where-is” basis and all parties will be responsible to perform their own investigations and due diligence.

CONFIDENTIALITY:

By accepting this information, prospective Buyers agree to keep all details about the property strictly confidential. Buyers may not share, reproduce, or distribute any part of this material without prior written consent from the Receiver and Advisor. This information is provided solely for evaluating a potential purchase of the property.

ONLINE DATA ROOM:

Upon request, the Advisor shall provide access to an online data room to those prospective buyers who have executed the Advisor’s Confidentiality Agreement. The data room shall include documents for the review of prospective buyers. Relevant information related to the Property will be included therein for consideration of prospective buyers.

All offers **MUST** be submitted using the Receiver’s form of Agreement of Purchase and Sale (“APS”), available in the data room. Prospective purchasers are strongly encouraged to submit their best and final offers for consideration.



FOR MORE INFORMATION, CONTACT:

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