

Investment / Owner-Occupier Opportunity

795 Canboro Road,
Fenwick, ON
www.cbre.ca

An excellent opportunity for investors seeking stable income with upside, or owner-occupiers looking to plant roots in a thriving community.





Property Highlights

Positioned in the heart of picturesque Fenwick, this well-maintained commercial property offers a compelling blend of space that can cater to owner occupiers or investors.

The building comprises approximately 2,823 sq. ft. above grade, plus additional usable space in the basement, providing flexibility for a range of uses. A long-term pharmacy tenant anchors the property, delivering dependable income for investors, while the café space presents a rare opportunity for an owner-occupier to establish or expand a restaurant, café, or food service business in a tightly held market.

The site benefits from convenient on-site parking, complemented by ample free street parking for customers and staff. For those looking to enhance value over time, the property also offers future expansion potential, including the ability to construct a second-floor addition (subject to approvals).

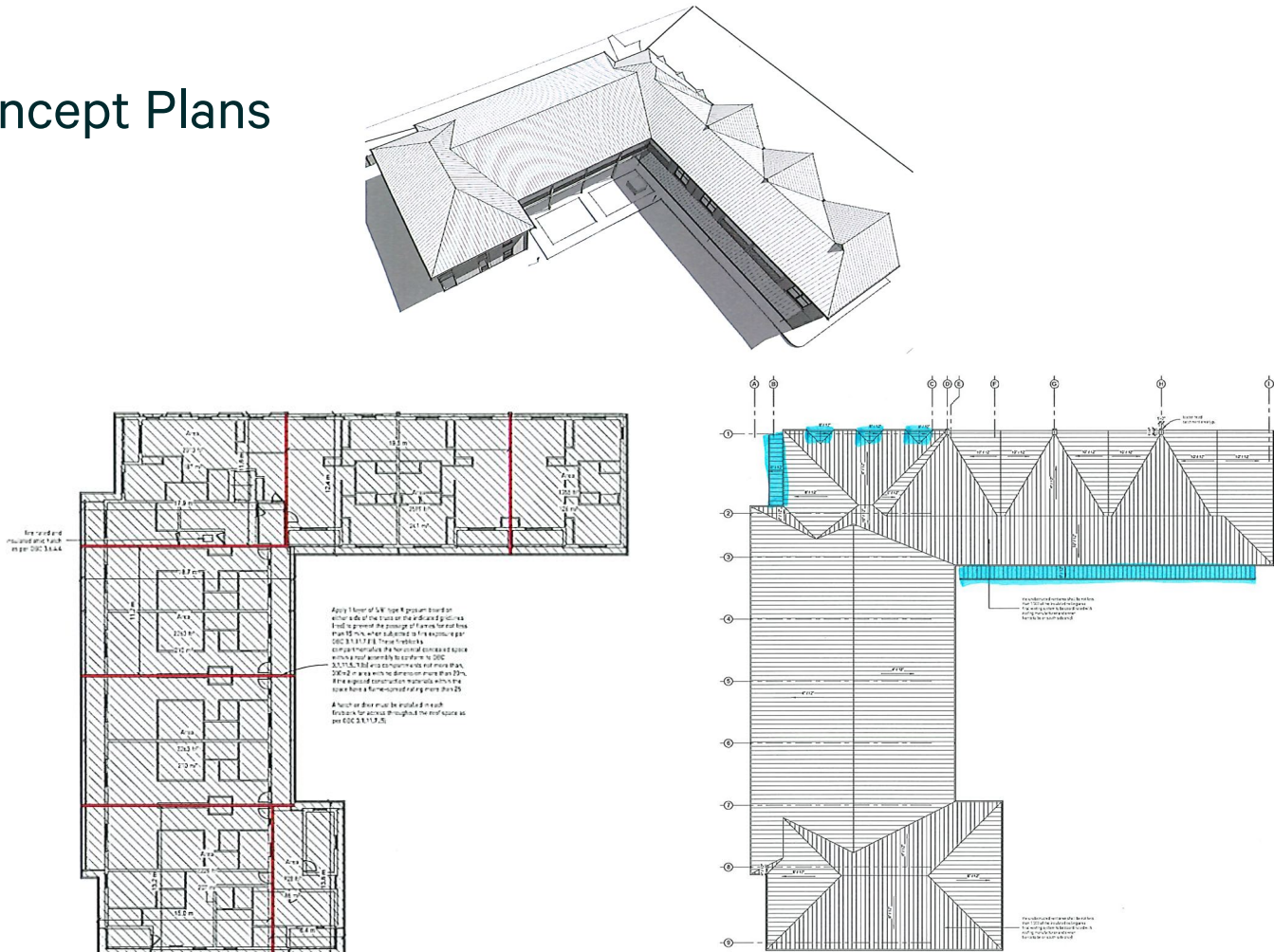
Located in the quaint and vibrant community of Fenwick, this property captures the appeal of small-town charm with strong local support for independent businesses, all within the broader growth corridor of the Niagara Region.

Key Highlights

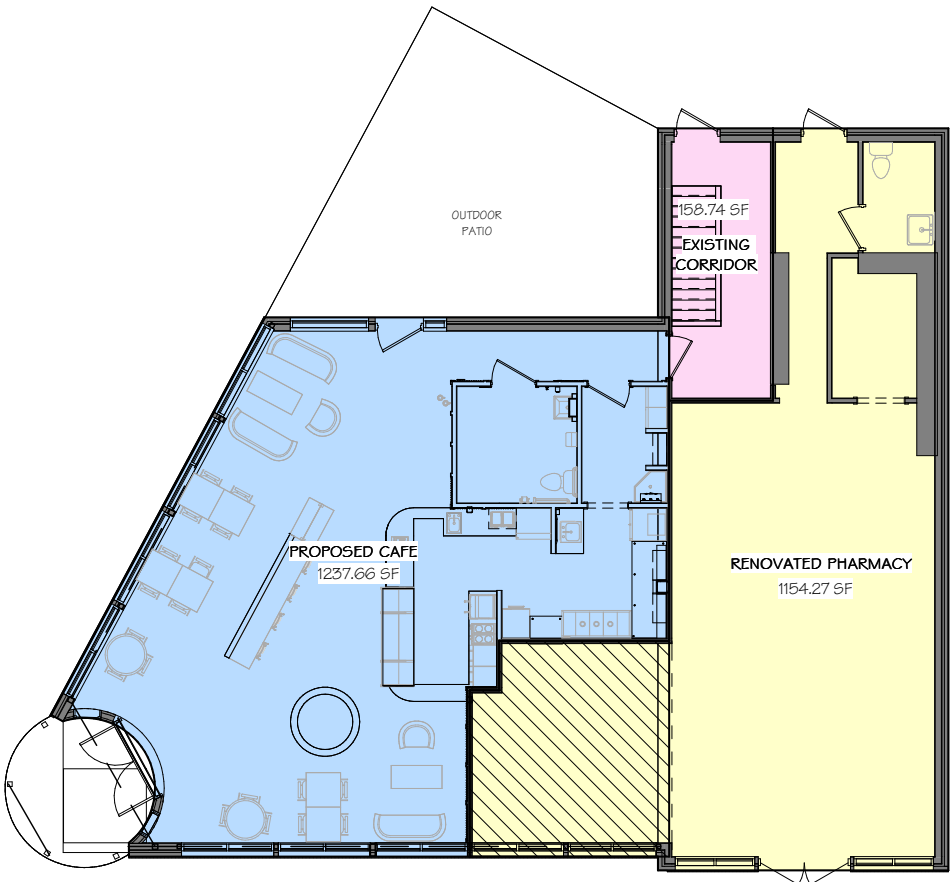
- + Long-term pharmacy tenant in place
- + Café/restaurant space with potential for owner-user occupancy
- + Future expansion opportunity (second-floor addition potential)
- + Investment or mixed-use owner-occupier opportunity
- + Situated in a charming, high-visibility small-town setting

Total Building Size	±2,823 sq. ft. + basement
Parking	On-site + abundant free street parking
Asking Price	\$1,400,000

Concept Plans



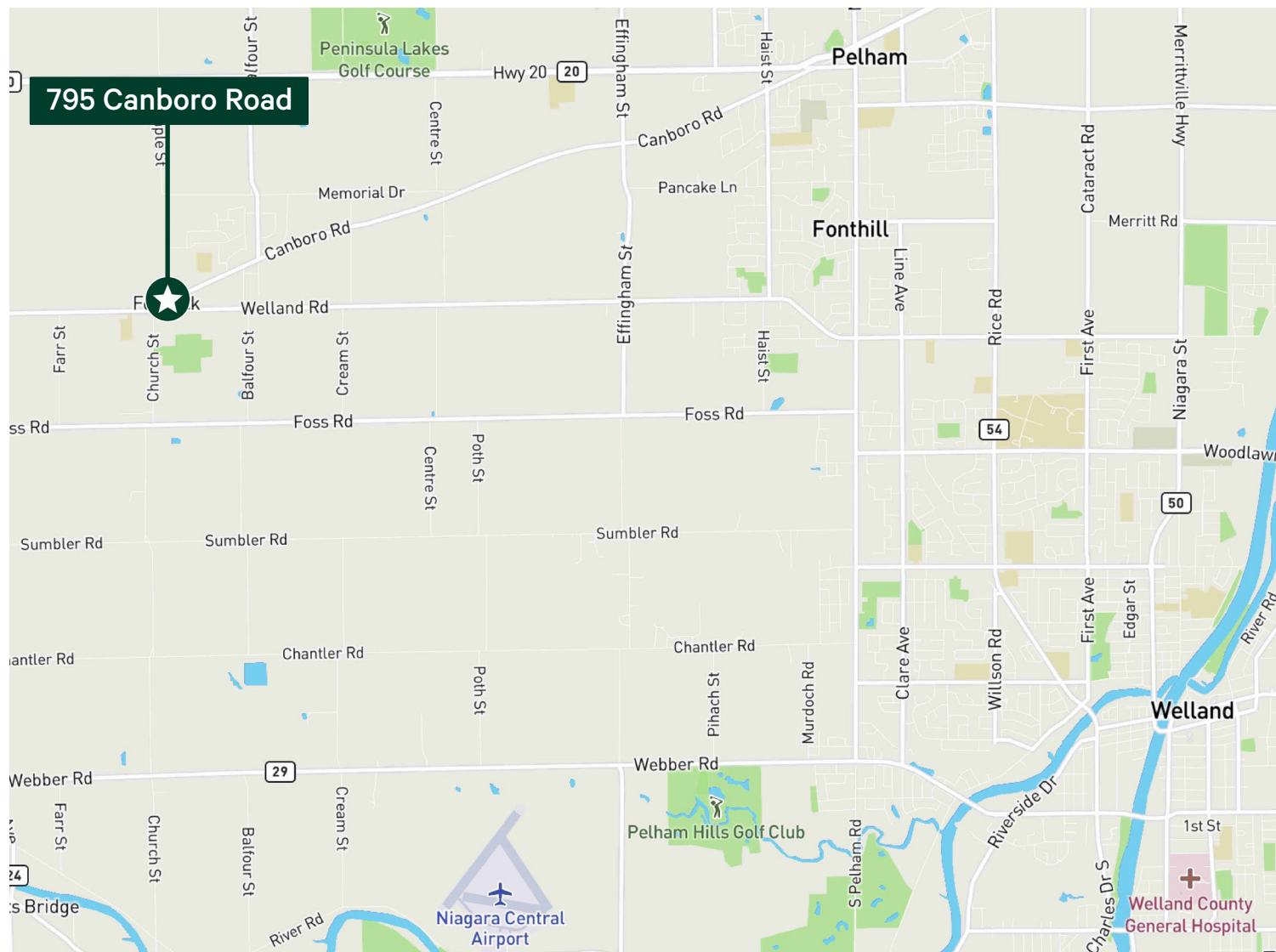
Floor Plan



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795 Canboro Road | Fenwick, ON

For Sale



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