



9 PARK STREET CHATHAM, ONTARIO

LANDMARK BUILDING – CORNERSTONE OF DOWNTOWN CHATHAM, ON



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THE OPPORTUNITY

RE/MAX Capital Diamond Realty is pleased to Offer for sale 9 Park Street located in Chatham, ON. Rarely does a property of this scale and stature come to market - Gentry Manor has been a cornerstone of Downtown Chatham for over 150 years. Built and positioned with access, visibility and character, this 10,000 SF landmark offers a rare fusion of architectural grandeur and modern versatility - a residential and commercial asset built to impress and built to last.

Gentry Manor is currently home to a hair/day salon, a women's fashion boutique & gift store offering ample parking for customers. The possibilities are endless - ideal for a flagship retail concept, professional offices or live-work opportunities.

ASKING PRICE	REALTY TAXES	BUILDING SIZE	PROPERTY SIZE
\$2,750,000	\$23,400 / 2026	10,000 SF + basement	.441 A

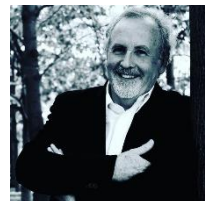
ZONING	YEAR BUILT	LEVELS	PARKING
UC(CC)	Circa 1871	2 + basement	22



Tammy Williams
Broker
519-984-2960
twilliams@remaxcapital.com



Michael Plunkett
Salesperson
519-562-7049
plunkettm@remax519.com



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FEATURES

- 4 furnaces with A/C
- Alarm system with surveillance cameras
- 6 refrigerators (1 commercial)
- 3 stoves - gas -3 huge Kitchens and 1 mini throughout
- 4 triple sinks ,(kitchen areas) 8 singles through out
- 2 hair washing sinks /salon
- 2 laundry rooms - one on each floor
- 2 owned hot water tanks and 1 rental unit
- 17 newer windows on second level
- 10 newer windows on main floor
- 1 public bathroom on main floor and another one available
- 1 public bathroom on second level
- 2 four-piece bathrooms on second level (2 whirlpool tubs , huge walk-in showers , sinks, etc..)
- Mixed flooring throughout . Main floor is mostly original hardwood.
- Upper level is mainly hardwood with ceramic tile in bathrooms and laminate in the great room.
- Lighting on second level is mixed with Pot lights , 11 chandeliers and perimeter ceiling lights in the residence.
- Main floor is mixed lighting throughout
- Endless closets on both levels
- Six exit/entrance doors
- 8 ft tall fenced pool area with cabana and pool house.
- Pool is 10' X 10' and 5' deep
- Double car port
- Paved , curbed and marked parking lot for 22 +/- cars
- Irrigation system servicing the property and gardens
- Extensive front porch, with 4 -30 ft Doric order columns and 2 storey portico with wrought iron fencing and 2 massive chandeliers
- Surveillance lighting and cameras

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POPULATION & DRIVE TIMES

The population for the broader municipality of Chatham-Kent is estimated at approximately 113,909 for 2026 with roughly 45,000 residents in Chatham proper. Chatham is the largest urban center and geographic heart of the municipality of Chatham-Kent, sitting along the Thames River, which flows west toward Lake St. Clair.

The town is conveniently positioned along Highway 401 with short drive times to other municipalities.

To Windsor, ON	60 min.
To Toronto, ON	3 hours
To Detroit, MI	1 hour 10 min.
To Ottawa, ON	6 hours 45 min.
To London, ON	1 hour 15 min.

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FLOORPLANS



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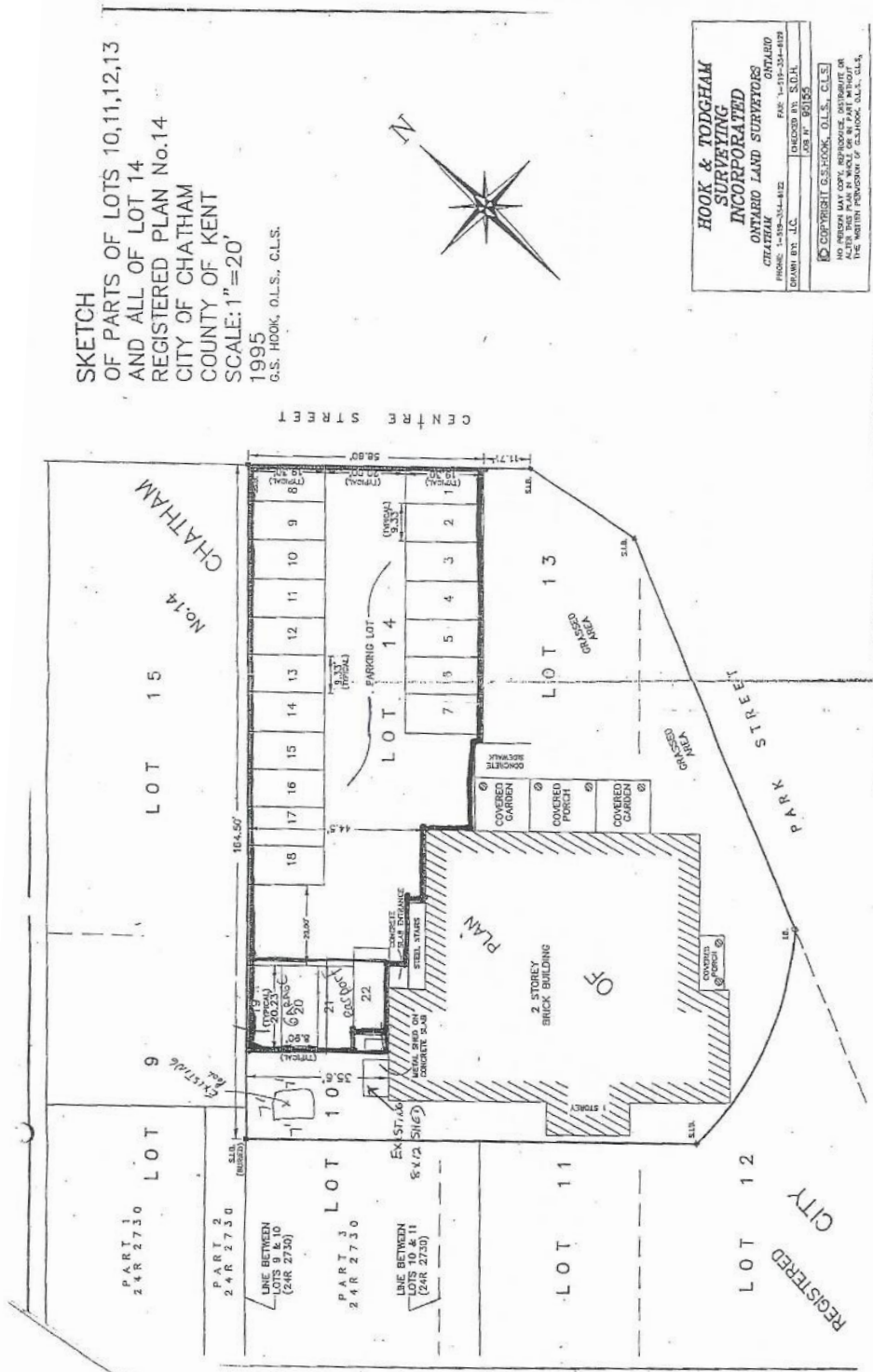
CHATHAM, ONTARIO

ZONING - UC(CC)

(f) UC(CC) Community Commercial

- a) Assembly Hall
- b) Automobile Repair Shop
- c) Automobile Sales and Service Establishment
- d) Automobile Service Station
- e) Bake Shop
- f) Bank/Financial Institution
- g) Beer/Liquor Store
- h) Call Centre
- i) Car Wash, Automatic
- j) Car Wash, Manual
- k) Child Care Centre
- l) Place of Worship
- m) Clinic
- n) Clinic, Veterinary
- o) Club, Private
- p) Commercial Entertainment and Recreational Establishment
- q) Cultural Facility
- r) Dry Cleaning Establishment
- s) Eating Establishment
- t) Eating Establishment – Take Out
- u) Funeral Home
- v) Furniture Store
- w) Gas Bar
- x) Hotel
- y) Laundromat
- z) Nursery
- aa) Mixed Use Commercial/Residential Building
- bb) Office
- cc) Parking Commercial Area
- dd) Personal Service Establishment
- ee) Pet Shop
- ff) Print Shop
- gg) Rental Establishment
- hh) Retail Store
- ii) Retail Store - Convenience
- jj) Service or Repair Shop
- kk) Service Trade Establishment
- ll) Shopping Centre
- mm) Tavern
- nn) Temporary Care Facility
- oo) Warehouse
- pp) Wholesale Establishment

SURVEY



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PICTURES



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Historic Elegance Meets Modern Opportunity

Rarely does a property of this scale and stature come to market in the heart of downtown, Chatham, ON. Located at 9 Park Street, this 10,000 square foot landmark offers a rare fusion of architectural grandeur and modern versatility – a commercial and residential asset built to impress and built to last.

Step inside and be greeted by original woodwork and millwork that speak to a bygone era of craftsmanship, preserved with evident care throughout the space. These details are complemented by thoughtfully updated mechanical and building systems, ensuring the property performs as beautifully as it presents.

The main level offers substantial commercial space in the heart of Chatham's downtown core – ideal for retail concepts, professional office, or investment tenants...the possibilities are endless. The attached apartment residence above provides built-in income potential of a flexible live-work opportunity.

Whether you are an investor seeking a landmark asset, an entrepreneur wanting a defining address, or a visionary looking to transform a piece of Chatham's history, this property delivers scale, character, and opportunity in equal measure.

For more information on this opportunity, please contact:



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