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**FOR SALE**

**MULTI FAMILY- MIXED USE**

# 95 VICTORIA ST

95 VICTORIA ST S, WOODSTOCK, ON N4S 3K2

**RE/MAX HALLMARK REALTY LTD**

685 Sheppard Ave E Ste 401,  
Toronto, ON M2K 1B6

PRESENTED BY:

**STEPHEN LILLY**

Commercial Broker

☎: 416.802.4228

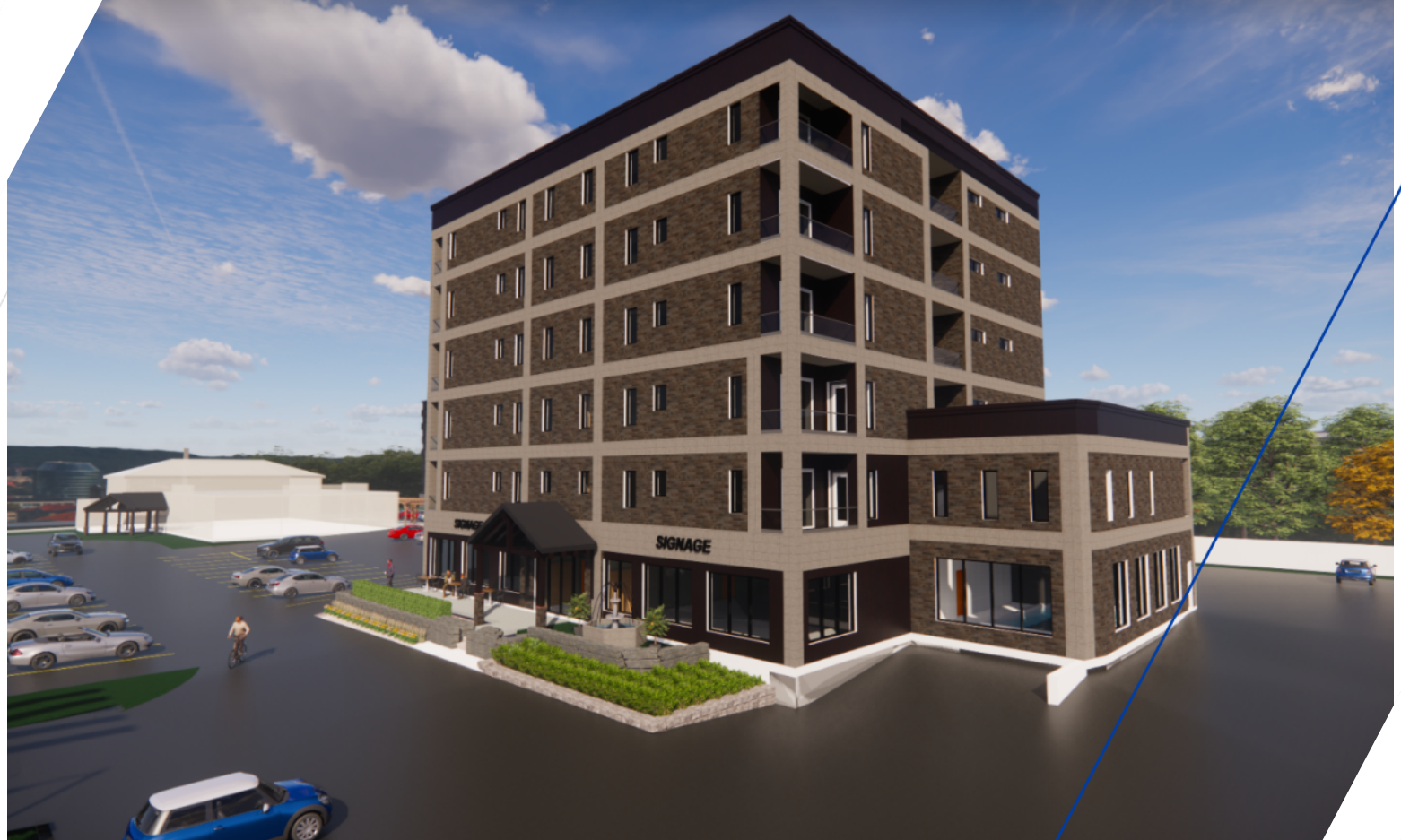
[info@TorontoCommercialProperties.ca](mailto:info@TorontoCommercialProperties.ca)

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The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Hallmark Realty Ltd.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Hallmark Realty Ltd has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# 1

## PROPERTY INFORMATION

### IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

EXISTING BUILDING

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	2.049 Acres
Price / Acre:	-
Zoning:	C4 - Sp - Special Highway Commercial

## OPPORTUNITY

We are pleased to present you with an exclusive opportunity to acquire a prime development site in Woodstock, Ontario. This 2.05-acre property is located at 95 Victoria St, adjacent to the Woodstock train station, and is zoned for two mixed-use buildings of 40,000 sqft each.

## PROPERTY HIGHLIGHTS

- This is a rare chance to own a strategic piece of land in one of the fastest-growing and most attractive cities in Ontario. Woodstock is known as the Dairy Capital of Canada and the Friendly City, with a rich history and culture, a vibrant downtown core, and a strong manufacturing sector.
- The property is ideally situated next to the Woodstock train station, the main transportation hub for the city. This means you will have access to a large and diverse customer base, as well as convenient connections to Toronto, Windsor, and other major cities. The property is also within walking distance to many amenities, such as shops, restaurants, banks, and schools.

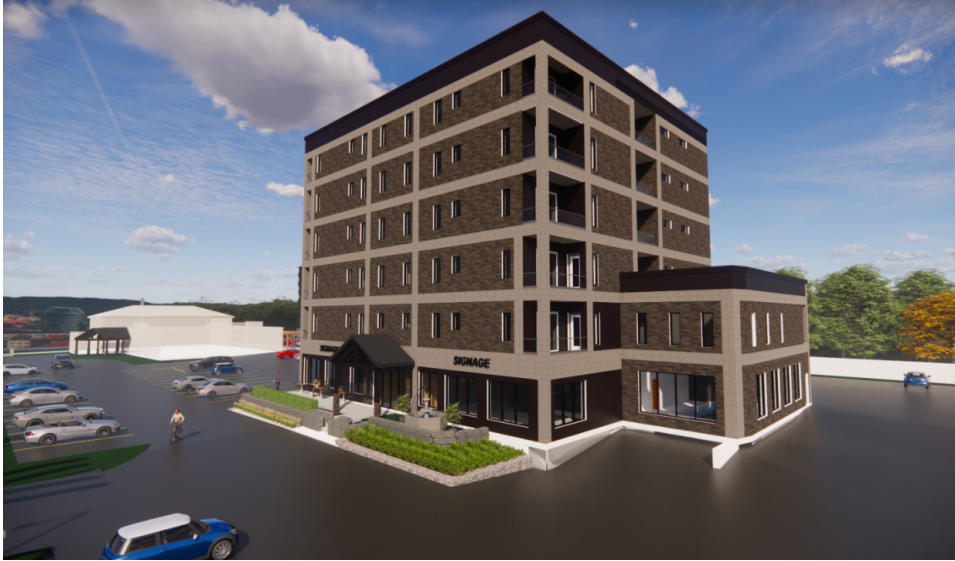
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# PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

This is a once-in-a-lifetime chance to own a prime piece of real estate in one of the fastest-growing and most attractive cities in Ontario. Woodstock is known as the Dairy Capital of Canada and the Friendly City, with a rich history and culture, a vibrant downtown core, and a strong manufacturing sector.

## SITE DESCRIPTION

The two building lots are designed to be mixed-use, with commercial spaces on the ground floor and either multi-residential or hotel units on the remaining five floors. This will allow you to maximize your revenue potential and cater to different market segments.

The two buildings are designed to be mixed-use, with commercial spaces on the ground floor and either multi-residential or hotel units on the remaining five floors. This will allow you to maximize your revenue potential and cater to different market segments. You can also benefit from the economies of scale and the flexibility of having two separate buildings on one lot.

The area is home to some Great manufactures in the area:

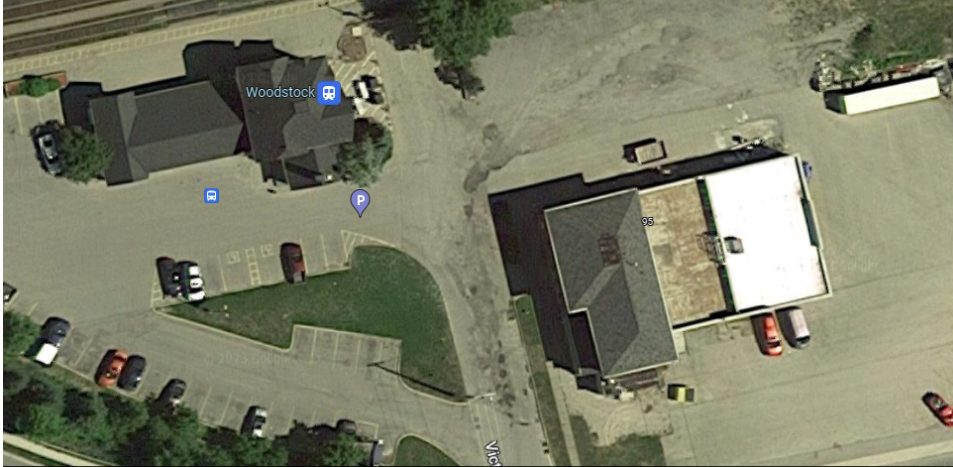
Harvan Manufacturing Ltd, a family-owned company that produces gears, shafts, valve components, torsion bars, stabilizer bars, suspension control arms and drive components.

Industrial Parts Manufacturing, a company that specializes in custom metal fabrication, machining, welding and assembly.

Toyota Woodstock West Plant, a state-of-the-art facility that builds the popular Toyota RAV4 and RAV4 hybrid crossover utility vehicles.

NASG Canada Inc, a company that manufactures metal stampings and welded assemblies for the automotive industry.

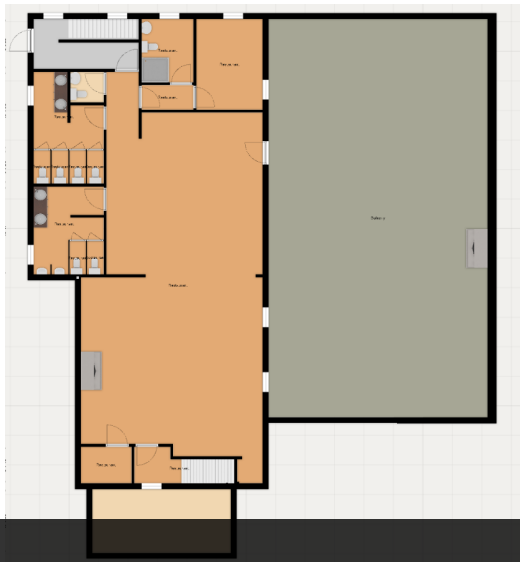
# EXISTING BUILDING



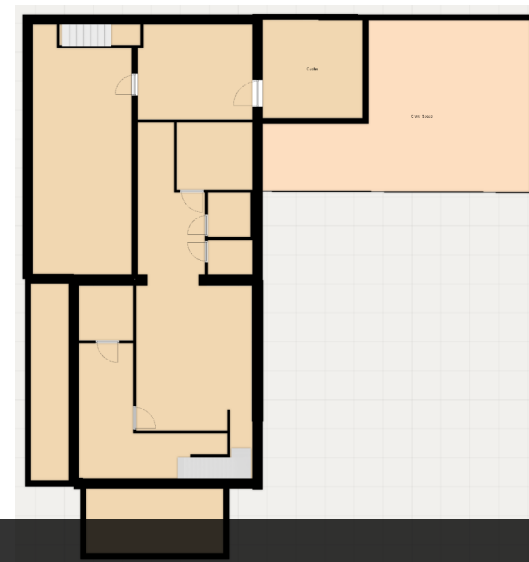
Existing Building - Section with the white roof would be removed when the West building is being built. (The rest of the drawings have that section already removed)



Main Floor



Second Floor



Basement

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# 2

## LOCATION INFORMATION

### IN THIS SECTION

CUSTOM PAGE

REGIONAL MAP

LOCATION MAP

AERIAL MAP

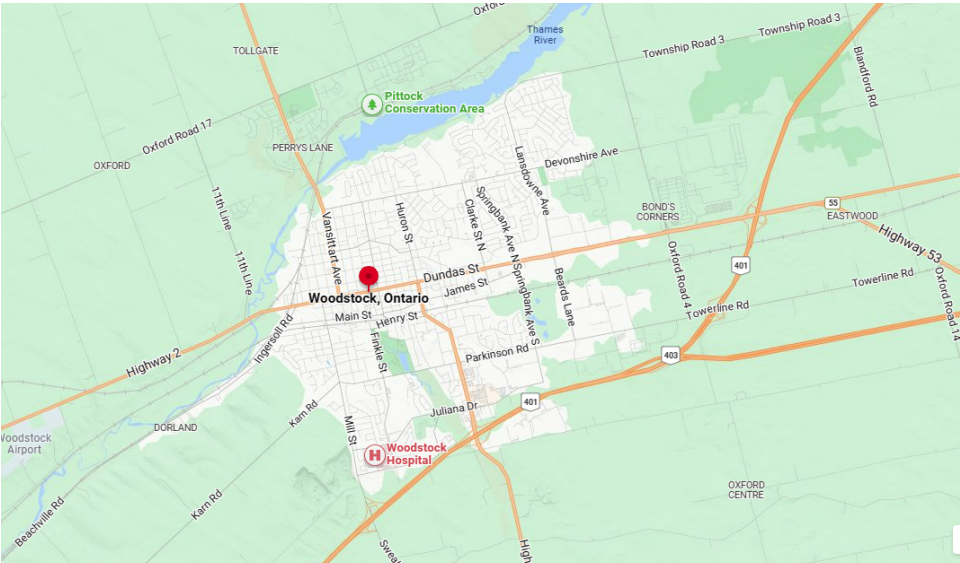
SITE PLANS

SURVEY\_GREEN.PDF

# WOODSTOCK ONTARIO

BULLETS HEADLINE

- Woodstock is a fast-growing city in Ontario, with a rich history and culture, a vibrant downtown core, and a strong manufacturing sector.
- Woodstock is strategically located at the intersection of Highways 401 and 403, which means it has easy access to major markets such as Toronto, Windsor, and other cities. The city also has a train station that connects to the VIA Rail network, offering convenient transportation options for residents and visitors
- Woodstock has a diverse and dynamic economy, with sectors such as manufacturing, agriculture, tourism, and services. The city is home to many large and successful companies, such as Toyota Manufacturing Canada, Pneuveyor Systems International Ltd, NASG Canada Inc, Industrial Parts Manufacturing, and Lubricare Centres Ltd23. The city also offers many incentives and support programs for businesses, such as the Ontario Made Manufacturing Investment Tax Credit.



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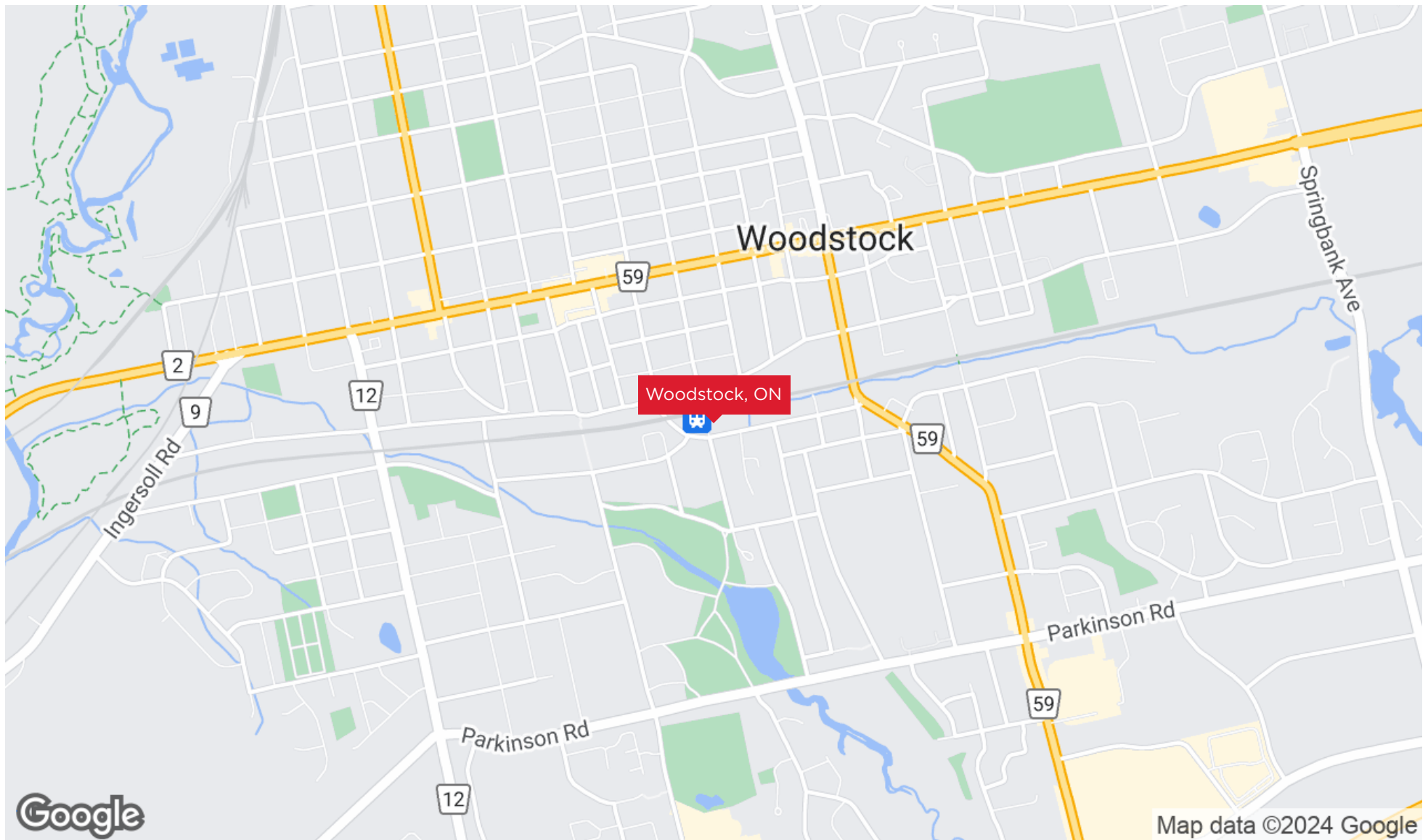
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CUSTOM TABLE HEADLINE

CITY	KILOMETERS	MILES
London	54	33
Kitchener/Waterloo	68	36
Hamilton	78	48
Buffalo	182	113
Toronto	143	88
St. Catharines	135	83
Alliston	195	122
Windsor	232	144
Detroit	146	90
Kingston	388	241
North Bay	449	278
Cleveland	523	324
Ottawa	538	334
Montreal	667	414
Sault Ste Marie	717	445
Chicago	434	269
New York	507	315



# REGIONAL MAP



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# LOCATION MAP



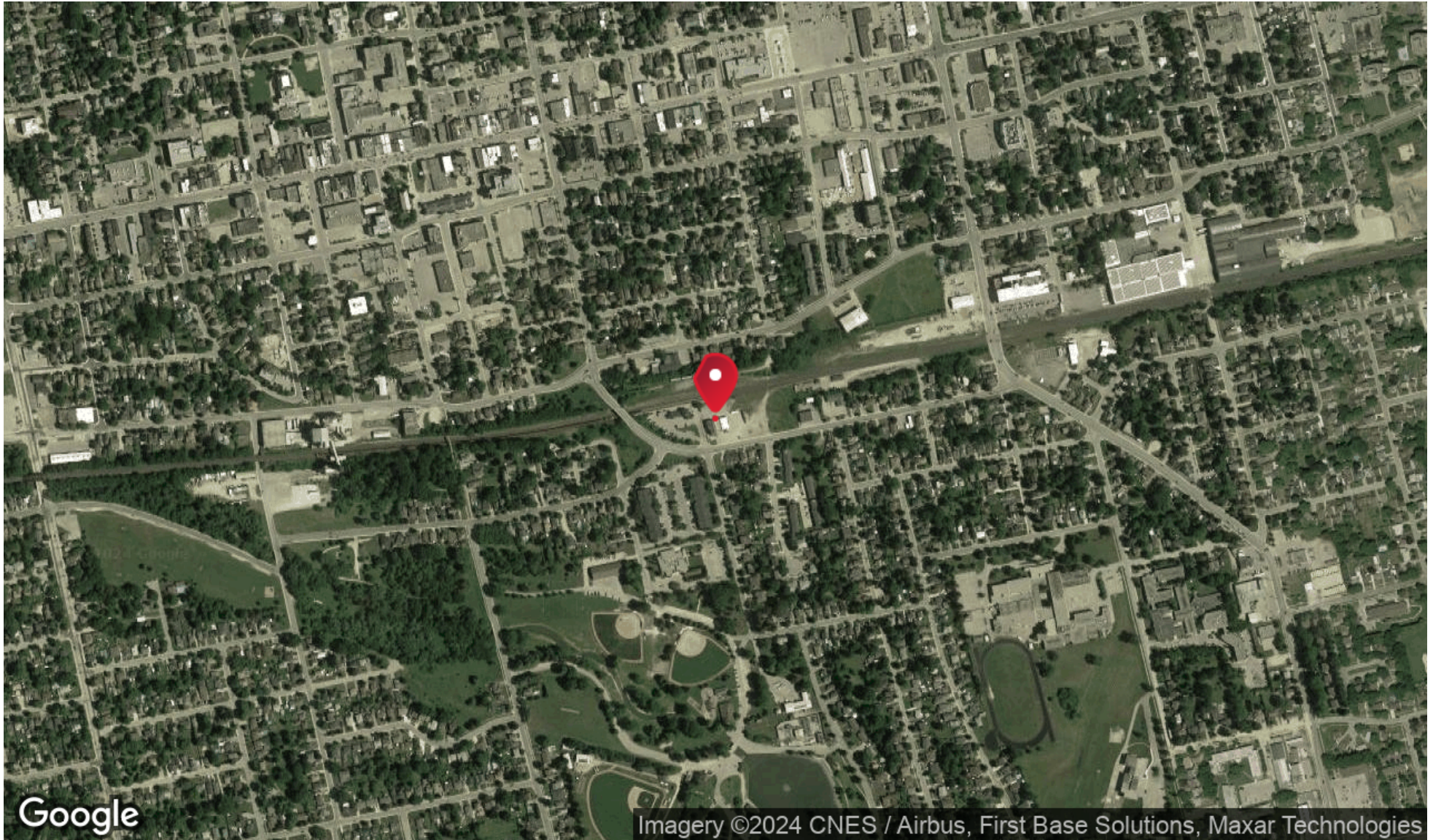
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# AERIAL MAP



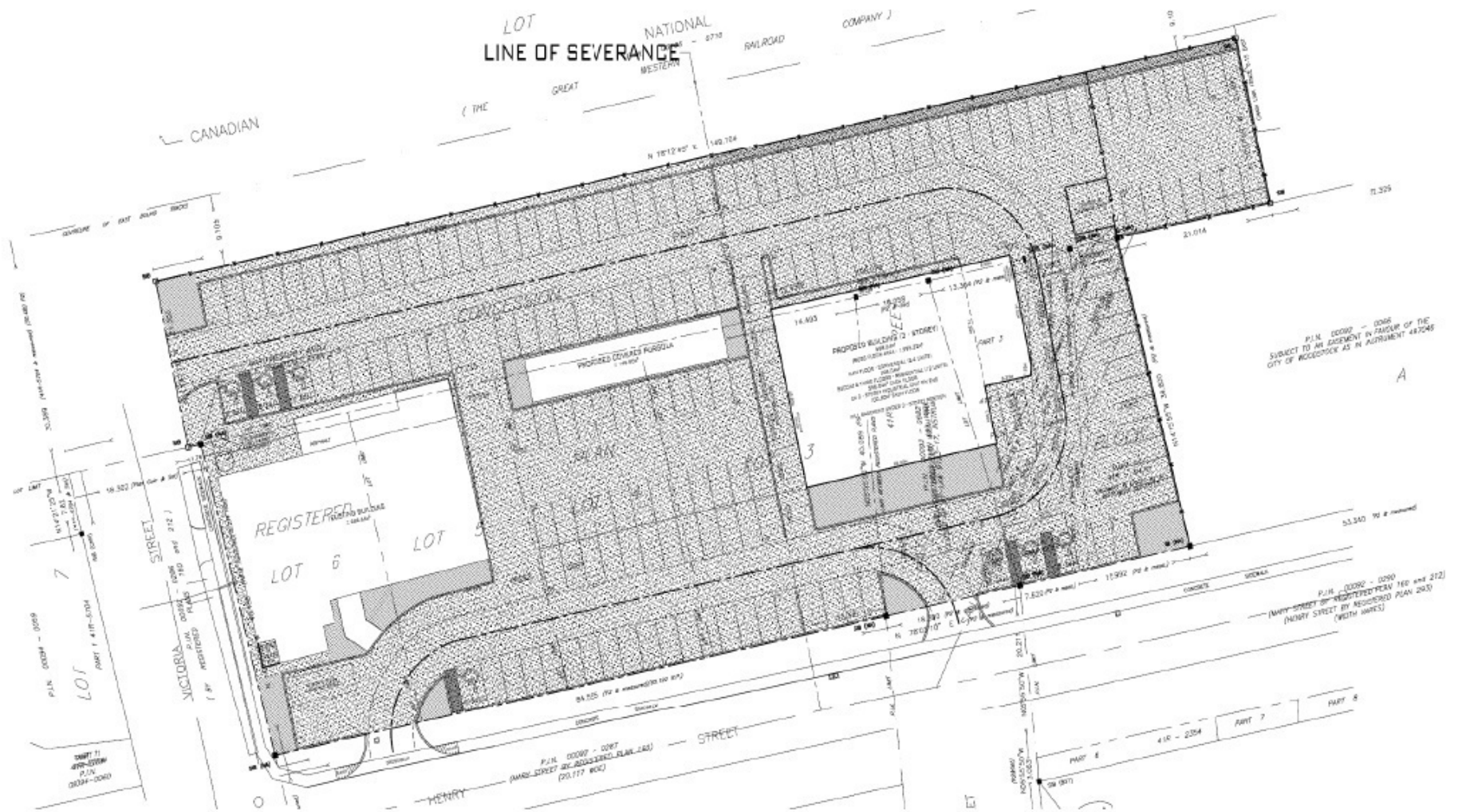
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## SITE PLANS



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A large, bold, red number '3' is positioned on the left side of the page. It is partially overlaid by a large, light blue parallelogram that extends diagonally across the page. The parallelogram has a thin blue border and a lighter blue fill.

ZONING

IN THIS SECTION

ZONING C4-SP



# //ZONING - SPECIAL HIGHWAY ZONE (C4-SP)

## BULLETS HEADLINE

- An Ambulance;
- An Antique Store;
- An Appliance Sales and Service Shop;
- An Automobile Service Station;
- A Bank;
- A Bar or Nightclub;
- A Boat, Motorcycle, Cotor Home, Snowmobile, or Travel Trailer Sales Establishment;
- A Brewers Retail Outlet;
- A Catalogue Store;
- A Convenience Store;
- An Eating Estblishment;
- A Customer Contact Centre;
- A Drug Store;
- A Financial Institution;
- A Florist Shop;
- A Furniture Store;
- A Hotel or Motel and accessory Dwelling Unit;
- A Laundry Shop;
- A Motor Vehicle Dealership;
- A Motor Vehicle Retail or Wholesale Parts Outlet;
- A Motor Vehicle Washing Establishment;
- A Parking Lot;
- A Personal Service Shop;
- A Printing Shop;

## BULLETS HEADLINE

- A Public Garage;
- A Recreational Building (Indoor Sports);
- A Retail Building Supply Establishment;
- A Retail Nursery;
- A Retail Food Store;
- A Service Stop;
- A Swimming ales and Service Shop;
- A Taxi Stand;
- A Tires Sales Establishment;
- A Vetrenarian's Clinic;
- A Wholesale Outlet;
- A Retail Sales Outlet or Business Office Accessory to a Permitted Use
- 
- (2nd Floor and Above)
- Residential Apartments
- 
- (From M4 Zone)
- A Commercial Club;
- A Commercial School;
- A Contractor's Yard or Shop;
- A Health Club;
- A Warehouse
- 
- \*\*\*Outdoor Storage Is Permitted Only to the Rear Of the Building.\*\*\*

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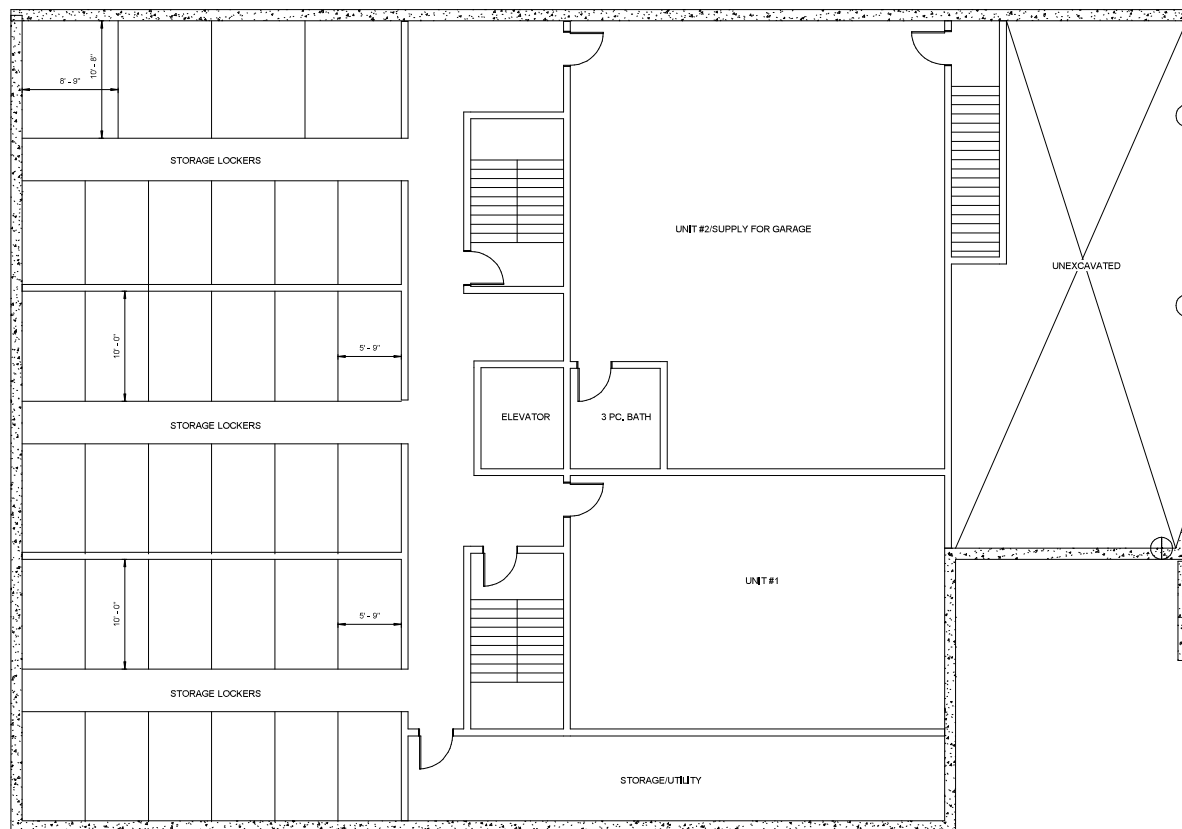
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PROPOSED  
FLOOR  
PLAN

IN THIS SECTION

BOSS\_SERVICES\_PLANS.PDF



PRELIMINARY  
NOT FOR CONSTRUCTION

5034133 Ontario Ltd.  
95 Victoria Street  
Woodstock, Ont  
N4S 3K2

Project Name & Address  
BOSS SERVICES -CONCEPT PLANS

TOTAL FLOOR AREA  
Gross Area

SWIMMING POOL OPTION

Scale  
3/16" = 1'-0"

Drawn by  
CH

Checked by  
AL

Date  
2022.JUL04

Project No.  
22-056

Sheet No.  
B

Project Name  
BOSS SERVICES -CONCEPT PLANS

Project No.  
22-056

Sheet No.  
B



REV	DATE	DESCRIPTION	DESIGNED BY	APPROVED BY
A	2022.JUNE30	FOR CLIENT REVIEW	CH	AL
A	2022.JULY04	FOR CLIENT REVIEW	CH	AL

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Project Name & Address

5034133 Ontario Ltd.  
95 Victoria Street  
Woodstock, Ont  
N4S 3K2

Project Name & Address

BOSS SERVICES - CONCEPT PLANS

TOTAL FLOOR AREA

SWIMMING POOL OPTION

Scale:  
3/16" = 1'-0"

Drawn by:  
CH

Checked by:  
AL

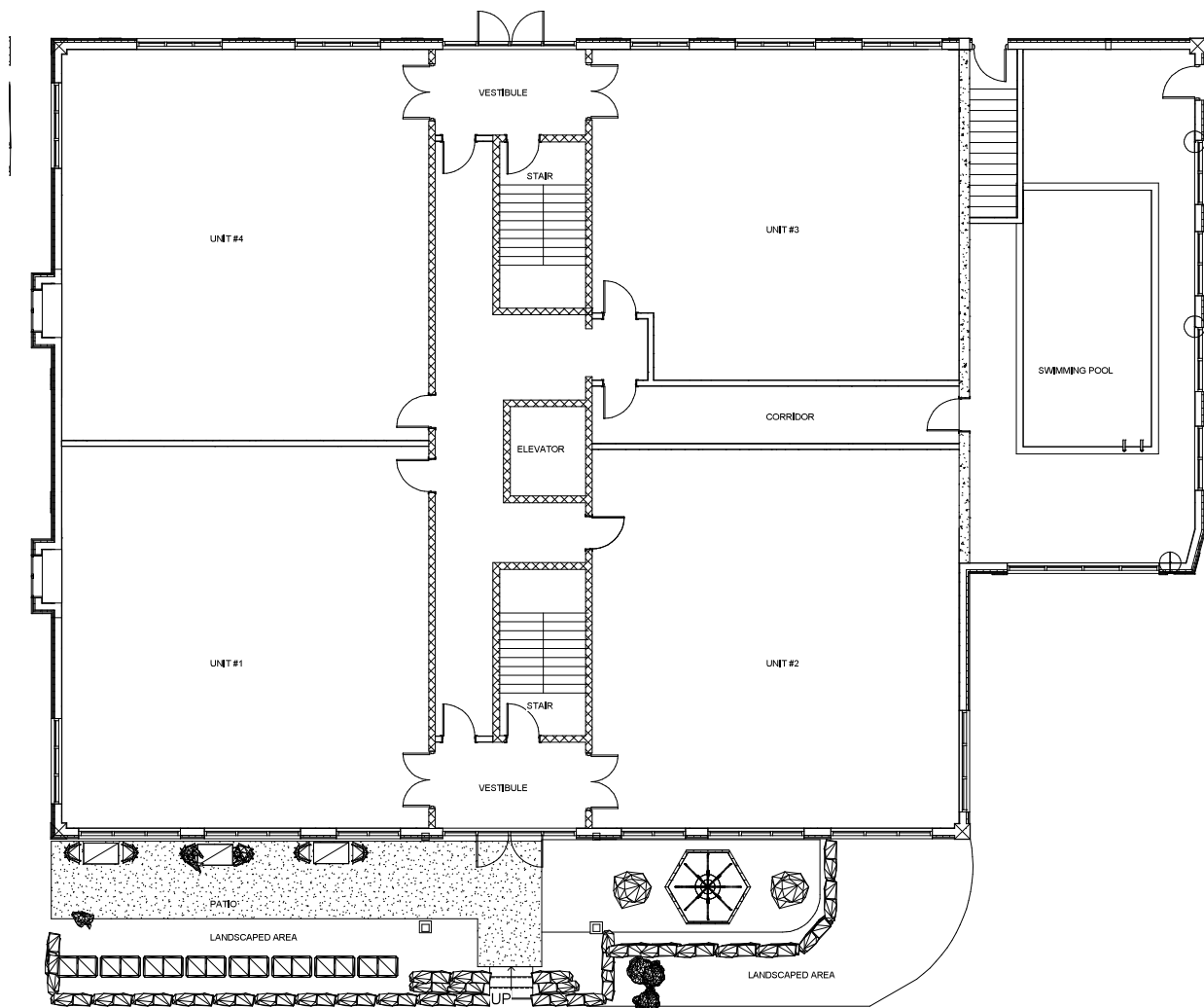
Date:  
2022.JUL04

Project No:  
A-102

Project Number:  
22-056

Sheet No:  
0 (24/36)

Rev:  
B



the engineer of record has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the uniform building code to be an engineer.



true north		construction north	
REV	DATE	DESCRIPTION	DRAWN APP'D
A	2022.JUNE30	FOR CLIENT REVIEW	CH AL
A	2022.JULY04	FOR CLIENT REVIEW	CH AL

**PRELIMINARY**  
NOT FOR CONSTRUCTION

1102

5034133 Ontario Ltd.  
95 Victoria Street  
Woodstock, Ont  
N4S 3K2

contact center & offices

BOSS SERVICES -CONCEPT PLANS

TOTAL FLOOR AREA	AREA
about 14	

SWIMMING POOL OPTION

$$3/16'' = 1'-0''$$

Drawn by

checked to

AL

2022

57000

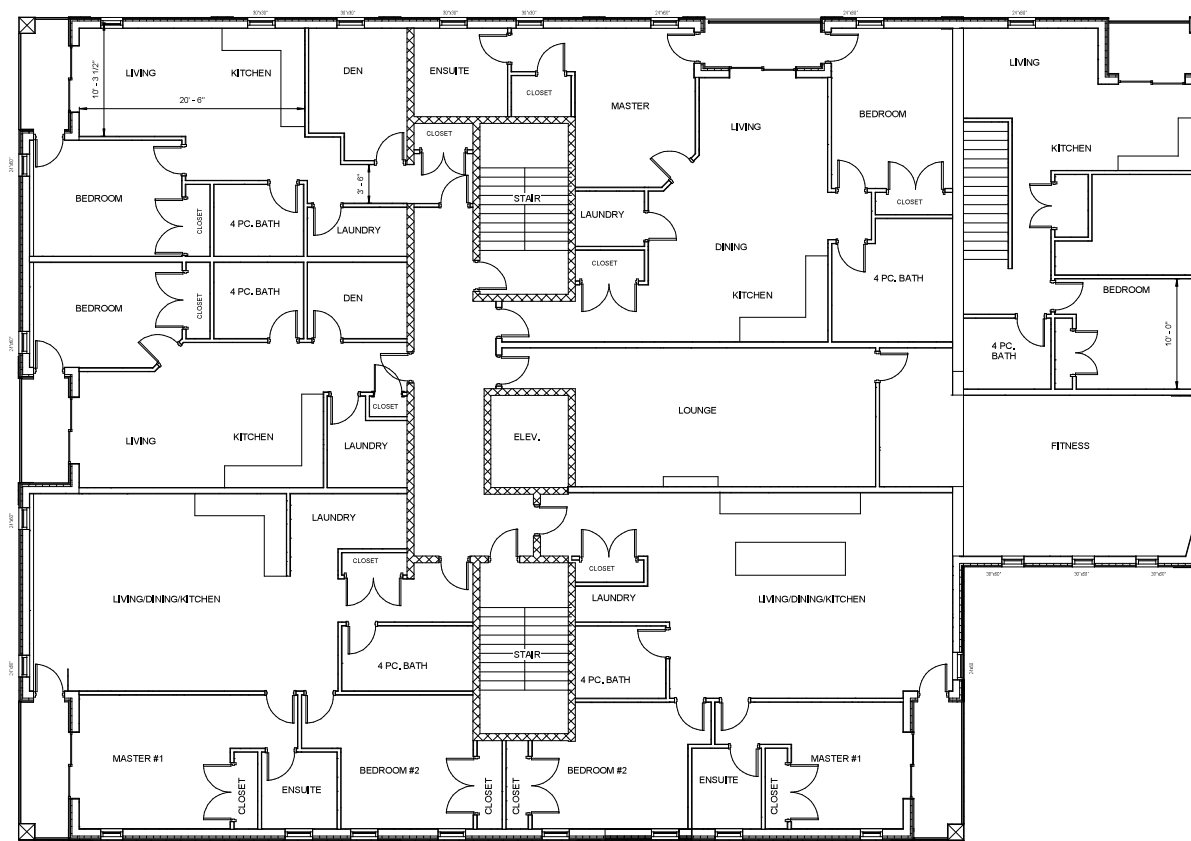
A-103

project number  
22-056

	STOCK SIZE
--	------------

D (24x35)

REV. 8







5034133 Ontario Ltd.  
95 Victoria Street  
Woodstock, Ont  
N4S 3K2

---

project name & address

BOSS SERVICES -CONCEPT PLANS

TOTAL FLOOR AREA	ADDED
1,000,000	100,000
2,000,000	200,000
3,000,000	300,000
4,000,000	400,000
5,000,000	500,000
6,000,000	600,000
7,000,000	700,000
8,000,000	800,000
9,000,000	900,000
10,000,000	1,000,000

SWIMMING POOL OPTION

$$3/16'' = 1'-0''$$

direct by

checked by \_\_\_\_\_

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2022JUL04

A-104

project number	rev.
22-056	8

5

## DEMOGRAPHICS

**IN THIS SECTION**

WHAT'S\_IN\_THE\_NEIGHBOURHOOD.PDF

# What's in the Neighbourhood?

95 Victoria St S, Woodstock, Ontario, N4S 3K2

Drive time of 10 minutes



53,661

Population

2.4

Average  
Household Size

40.6

Median Age

CA\$81,985

Median Household  
Income



9

Supermarkets  
& Grocery



5

Convenience Stores



14

Coffee and Donuts



69

Places to Eat



8

Clinics & Medical  
Facilities



19

Pharmacist  
& Drug Store



25

Recreation, Parks,  
& Community



3

Religious  
Organizations



6

Veterinary Services



7

Pet Foods & Supplies



0

Night Clubs



14

Gas Stations



9

Banks



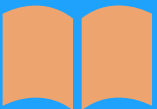
22

Schools



3

Child Care Services



2

Libraries



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## COMMERCIAL BROKERS

IN THIS SECTION

MEET THE TEAM

# MEET THE TEAM

**STEPHEN LILLY****Commercial Broker**

**Direct:** 416.802.4228  
info@TorontoCommercialProperties.ca

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