

FOR SALE

WHITNEY
Commercial Real Estate Services

10, 22, 24 MAIN ST E & 25 WOOD ST, DRAYTON



MIXED-USE COMMERCIAL & RESIDENTIAL SITE

This is an opportunity to acquire a multi-building commercial property with \$62,400 in gross annual residential income.

The site benefits from access off both Main Street E and Wood Street. This site includes a 7,700 SF industrial shop with three large drive-in doors, an 8,092 SF mixed-use building, a triplex, and a semi-detached house.

The current owner is expanding their business, creating an opportunity for a user or an investor.



Phase 2 Environmental Report from 2021 showing no exceedances

TOTAL AREA | ~19,752 SF / 1.032 Acres

10 MAIN ST E | 8,902 SF / 0.311 Acres

22 MAIN ST E | 7,800 SF / 0.408 Acres

24 MAIN ST E | ~2,150 SF / 0.252 Acres

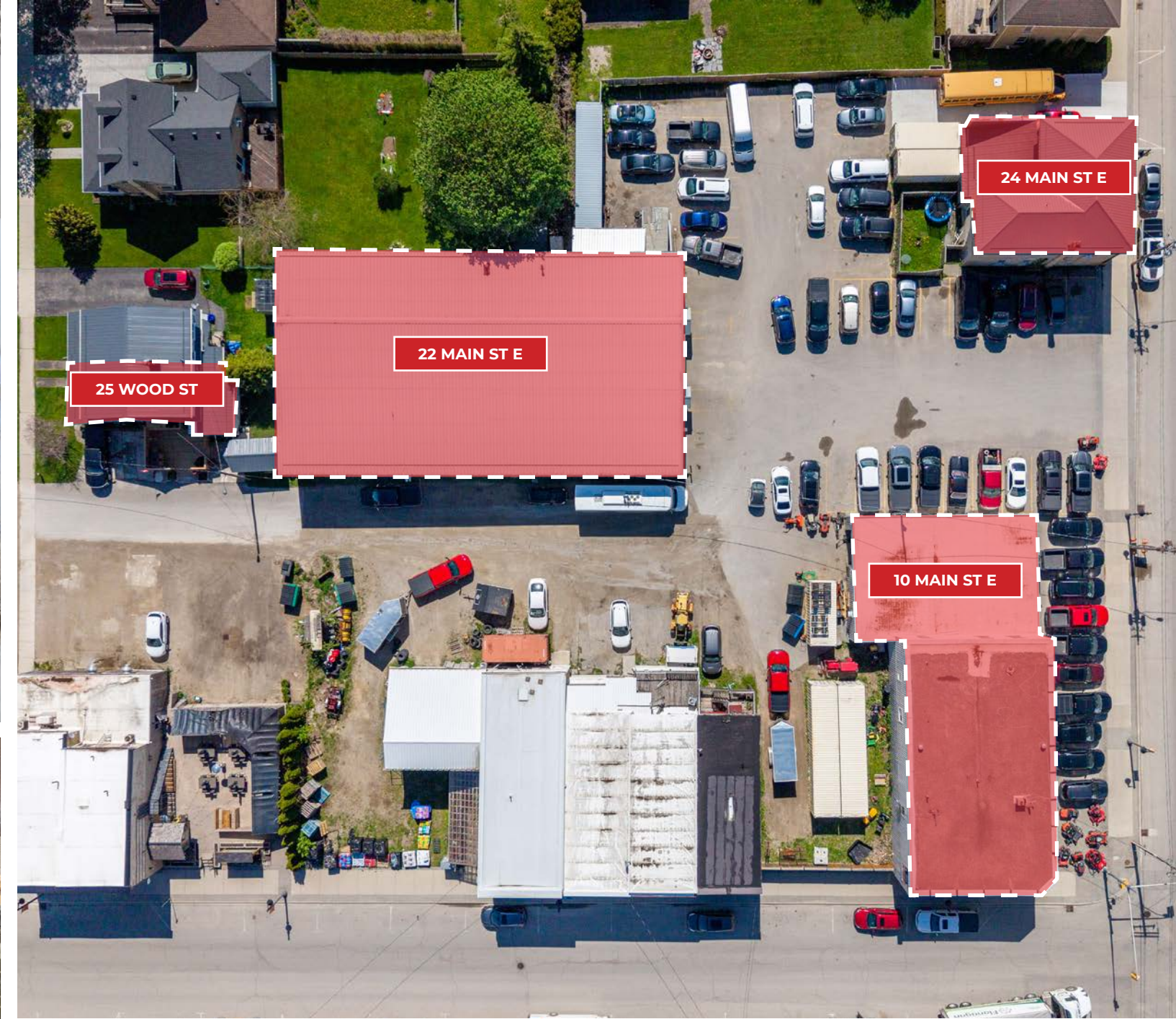
25 WOOD ST | ~900 SF / 0.061 Acres


ZONING | C1 (f) 32.155

ASKING PRICE | \$3,750,000


TAXES | \$21,111.52 (2025)*

*Combined property taxes for all four addresses







Income Producing




Large Garage




On-site Parking



Downtown Drayton



Residential Dwellings

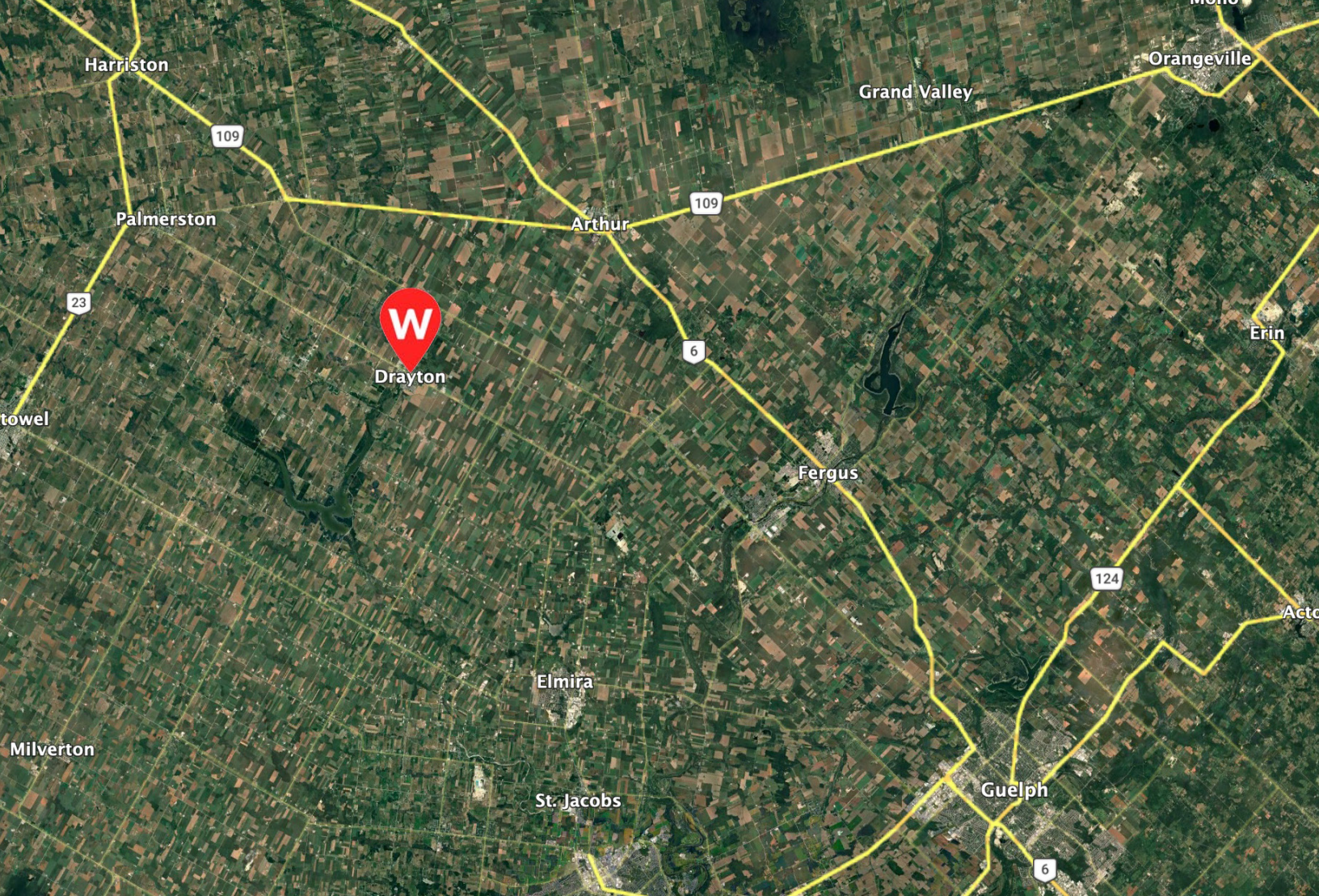


Amenities Nearby

PERMITTED USES

(Complete list available upon request)

- Artisan's Market
- Automotive Accessories Shop
- Bake Shop
- Commercial School or Studio
- Financial Office
- Existing Funeral Homes
- Medical Clinic
- Print Shop
- Restaurants (Dining, Take-out)
- Retail Food Store
- Retail Store
- Tavern
- Site Specific 31.155 - Permitted for an existing automotive service station, automotive repair shop and bus storage



ARTHUR.....	19KM	MISSISSAUGA	112KM
KITCHENER.....	46KM	SARNIA BORDER	194KM
ORANGEVILLE	53KM	BUFFALO BORDER	197KM
OWEN SOUND	102KM	WINDSOR BORDER.....	330KM

Contact us for more information



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