

Vacant Rona land and buildings

For Sale 235 Main Street

Atwood, ON

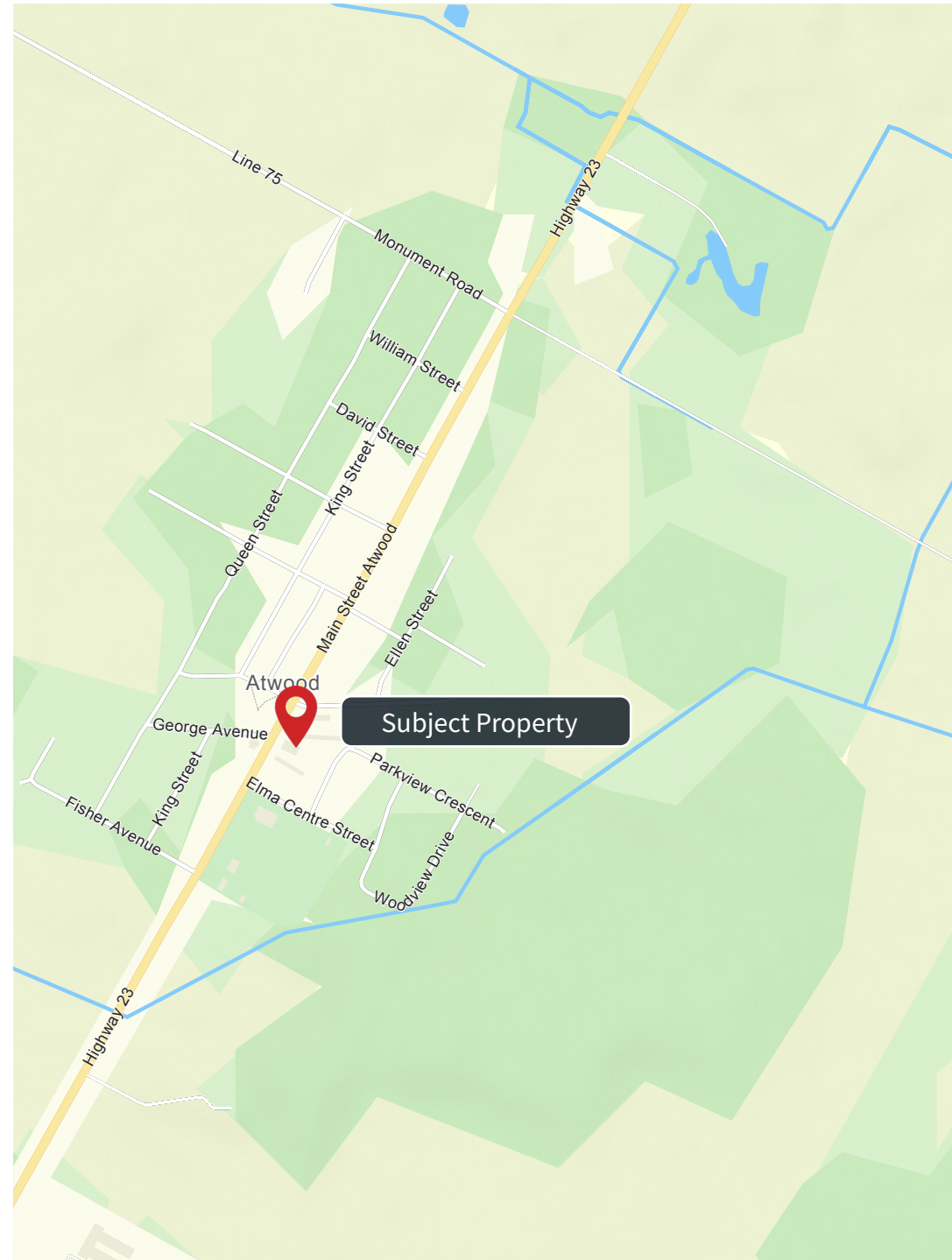
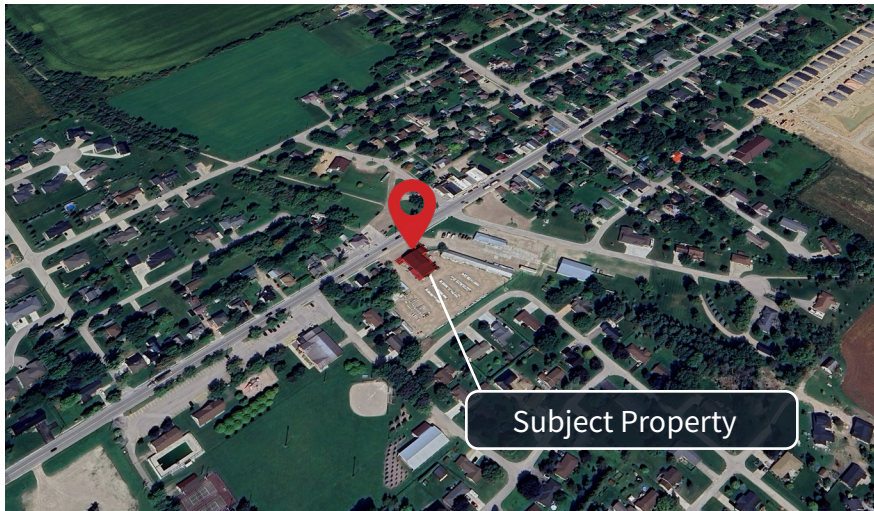


EXECUTIVE SUMMARY

Jones Lang LaSalle Real Estate Services Inc. (herein referred to as “**JLL**” and/or the “**Advisor**”) has been retained by Rona Inc. (the “**Vendor**”) to offer for sale, 235 Main Street, Atwood, ON (the “**Property**”).

Atwood is based in the County of Perth and specifically the North Township of Perth. Atwood was originally Elma Center when it was first settled in 1854 and then became Newry Station when the railway came in 1877 followed by the Atwood name in 1883 by a William Dunn. Atwood is ~ 45 minutes slightly northwest of Kitchener and ~ 9 minutes south of Listowel on Hwy 23 N with a population base of under 1,000 people.

Business today is based on a strong farming community with some non-farming industry of Steel and metal fabrication, Slaughterhouse/Food Processing, Work Wear - clothing/apparel/shoe and Staircase/handrail manufacturing.

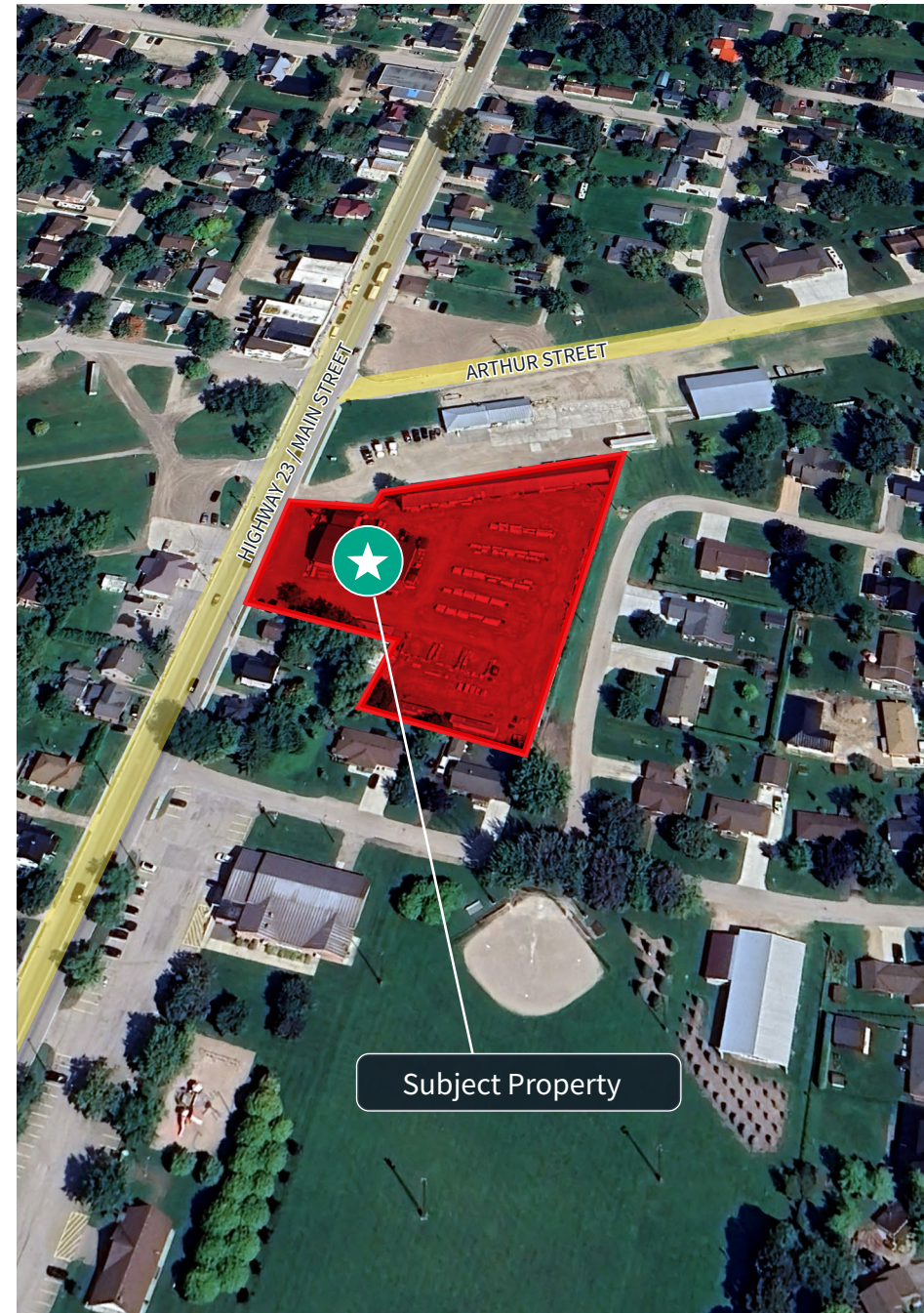


PROPERTY DETAILS

Vendor:	Rona Inc.
Address:	235 Main Street
Pricing	Un-priced; buyer to review the Evaluation Material and submit best offer.
Land Area:	2.11 Acres
Buildings:	One retail building ~ 4,939 SF One materials shed ~ 7,000 SF
Possession:	Immediate
Pin #:	530430050
Zoning:	C3 / C3-20

INVESTMENT HIGHLIGHTS

- High profile location in the centre of Atwood
- Excellent exposure from Main Street [Hwy 23N]
- Premium zoned flat land for a commercial end user or developer
- Existing vacant buildings for immediate income potential
- North Perth is open for business for a variety of uses
- AADT of 2,682 (2022)








THE PROPERTY

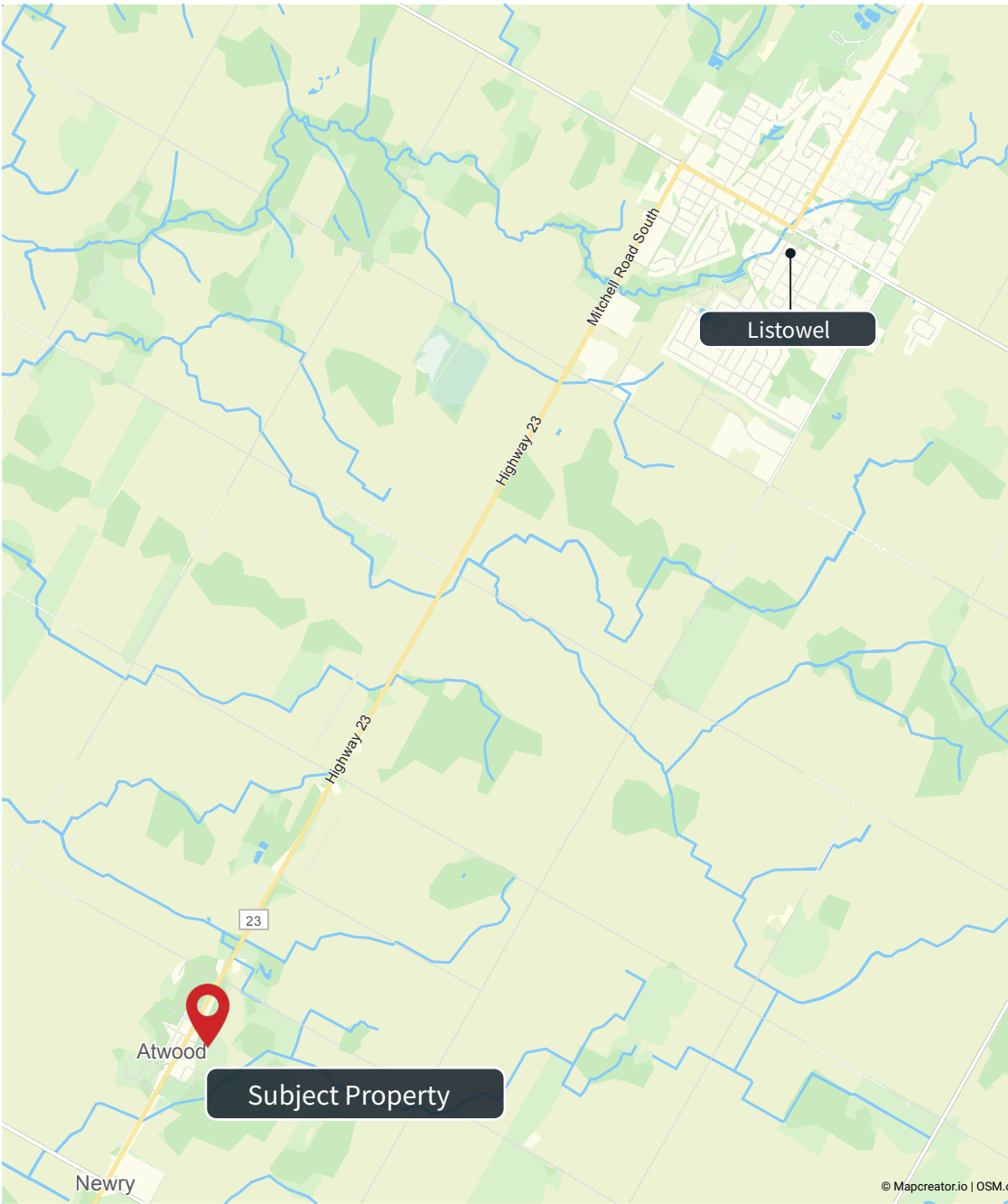
The Property is an inline irregularly shaped 2.11 acres of fenced flat land with an ~ 4,939 square foot retail building at the front of the land fronting on Main Street [Hwy 23 N]. The property has one outparcel materials shed on the north property line.

DEMOGRAPHICS

Distance | Source: Environics, 2025

	1 Km	3 km	5 km
 Population	602	1,010	1,276
 Daytime Population	532	818	966
 Total Households	233	350	428
 Avg. Household Income	\$108,189	\$110,495	\$111,873
 Median Age	35.2	34.7	34.8

ACCESSIBILITY MAP



NEARBY RETAILERS

The Property is in a small retail node in the middle of Atwood with an Esso fuel station, the Atwood Café, the local library and Canada Post office bisected by Hwy 23N fronting on the east side Main Street [Hwy 23 N] bounded by Parkview Crescent at the rear with residential homes abutting to the south and one commercial building to the north.



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FREE & CLEAR OFFERING PROCESS

- Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to sell the Property.
- The Property will be offered for sale free and clear of existing financing on an “as is basis”.
- Interested parties will be required to execute and submit the Seller’s Confidentiality Agreement prior to receiving the Property Evaluation Material.
- Offers of purchase and sale will be reviewed on an “as received basis”. The Seller reserves the right to set a market date to review offers.

FOR MORE INFORMATION, PLEASE CONTACT:

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