

 JLL
FOR SALE

1.65 ACRES
7,823 SF BUILDING | 8,551 SF SHEDS/WAREHOUSE
135 ALBERT STREET SOUTH,
SOUTHAMPTON, ONTARIO NOH 2L0





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, 135 Albert Street South, Southampton, ON N0H 2L0 (the “Property”).

Southampton is a charming lakeside community located on the shores of Lake Huron in Bruce County, Ontario, now part of the town of Saugeen Shores. Situated at the mouth of the Saugeen River approximately 3 hours northwest of Toronto, Southampton combined with Port Elgin and the Township of Saugeen in 1998 to form Saugeen Shores. The community boasts around 4,000 permanent residents, which swells significantly in the summer with cottagers and vacationers.

The area is renowned for Southampton Beach; a 4-kilometer stretch of sandy shoreline known for famous Lake Huron sunsets; and Chantry Island, home to a historic 1859 lighthouse. The scenic boardwalk and Pioneer Park offer a 1.5-mile paved pathway with stunning lake views, while the Bruce County Museum & Cultural Centre showcases regional history from First Nations heritage to early settler life.

NEIGHBOURING RETAILERS



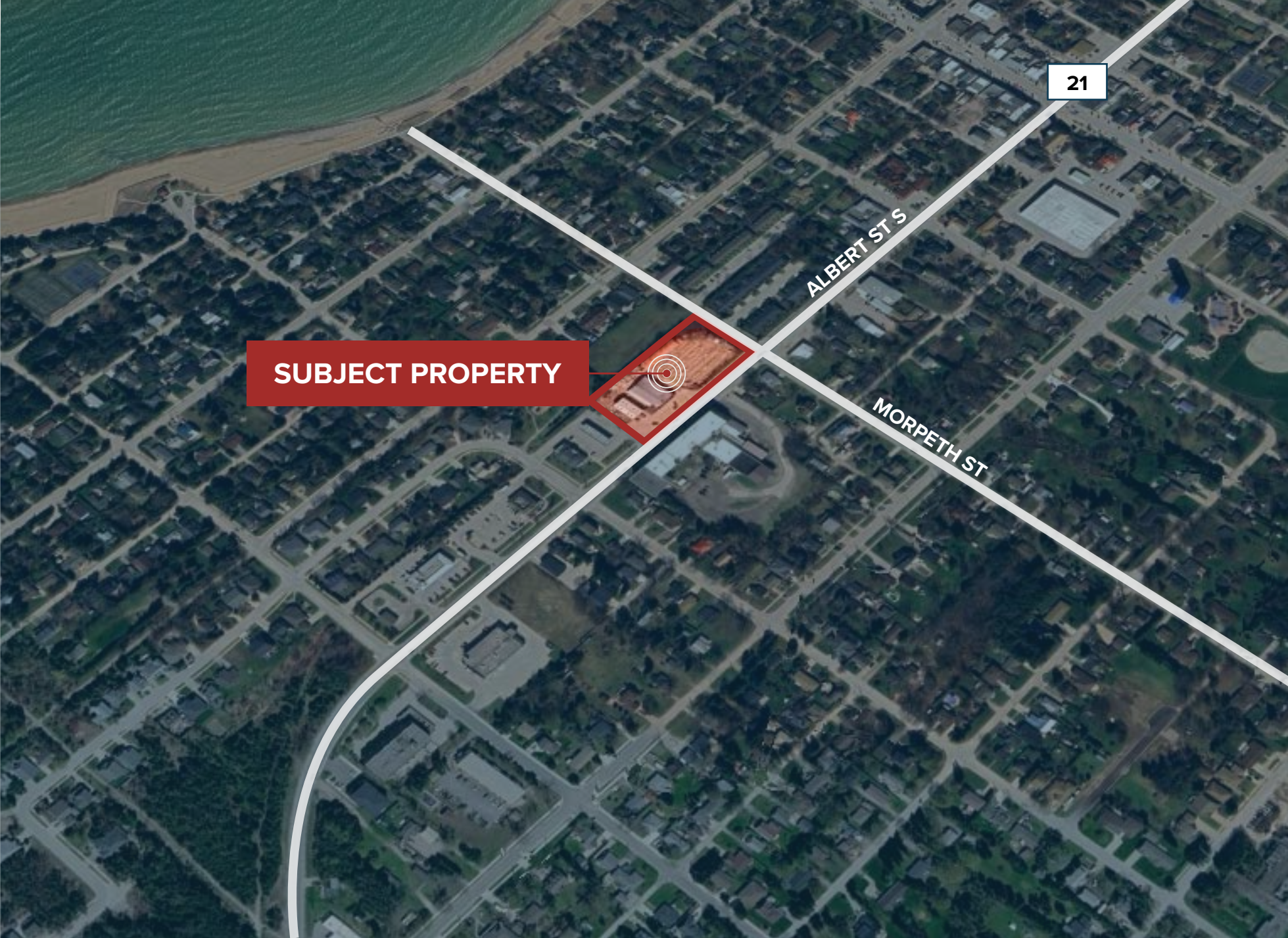
PROPERTY DETAILS

Address:	135 Albert Street South, Southampton, Ontario N0H 2L0
Building GFA:	7,823 SF
Sheds/ Warehouse:	8,551 SF
Site Area:	1.65 acres
Zoning:	HC - Commercial
Price:	Please Contact Listing Agents

[Click here to view zoning](#)

INVESTMENT HIGHLIGHTS

- High profile location in Southampton, a premier lakeside destination community
- Excellent exposure and accessibility in Saugeen Shores
- Premium zoned flat land suitable for commercial end user or developer
- Existing vacant buildings offering immediate income potential
- Strong tourism-driven market with significant summer population influx
- Saugeen Shores is open for business for a variety of commercial uses
- Proximity to Lake Huron beaches and established tourist attractions



THE PROPERTY

The Property comprises a 1.65-acre commercially zoned site featuring an approximately 7,823 square foot building with additional warehouse/shed space of 8,551 square feet. The flat, developable land is zoned HC – Commercial, providing flexibility for various commercial applications.

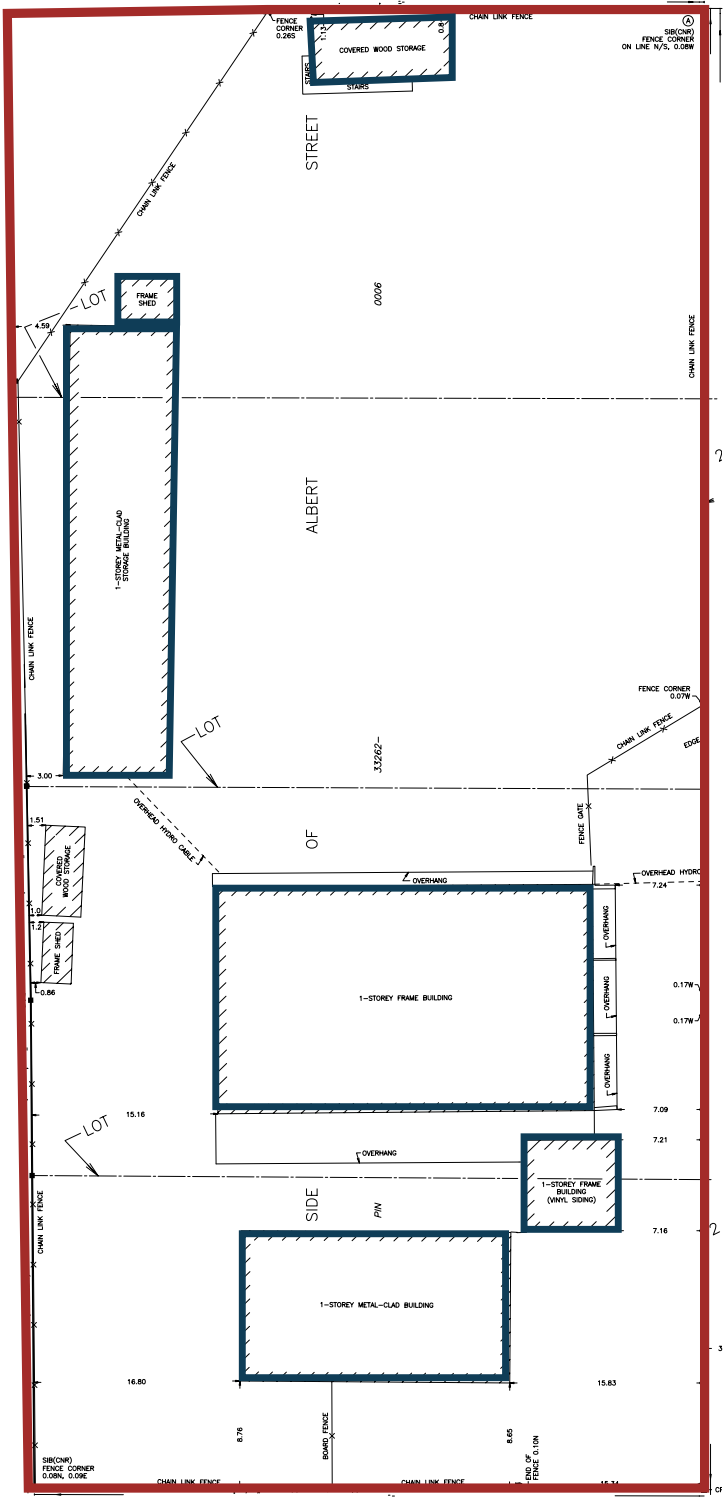
Located in Southampton, a key component of Saugeen Shores, the Property benefits from both year-round residential demand and significant seasonal tourism traffic, making it an attractive opportunity for retailers, service providers, or investors seeking exposure to a dynamic lakeside market.

DEMOGRAPHICS

	1 Km	3 Km	5 Km
 Population	1,946	4,945	7,314
 Daytime Population	1,313	3,607	5,679
 Total Households	997	2,297	3,257
 Avg. Household Income	\$134,395	\$155,388	\$166,713
 Median Age	57.5	53.3	49.3

Source: Enviroics, September 29, 2026

MORPETH STREET



ALBERT STREET S



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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:

RUSSELL GODWIN*

Senior Vice President

+1 416 391 6960

Russell.Godwin@jll.com

ALEXANDRA GODWIN*

Senior Associate

+1 647 982 8798

Alexandra.Godwin@jll.com

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