



**SOLD**

# Investment Opportunity

210 Thames Street South,  
Ingersoll, ON

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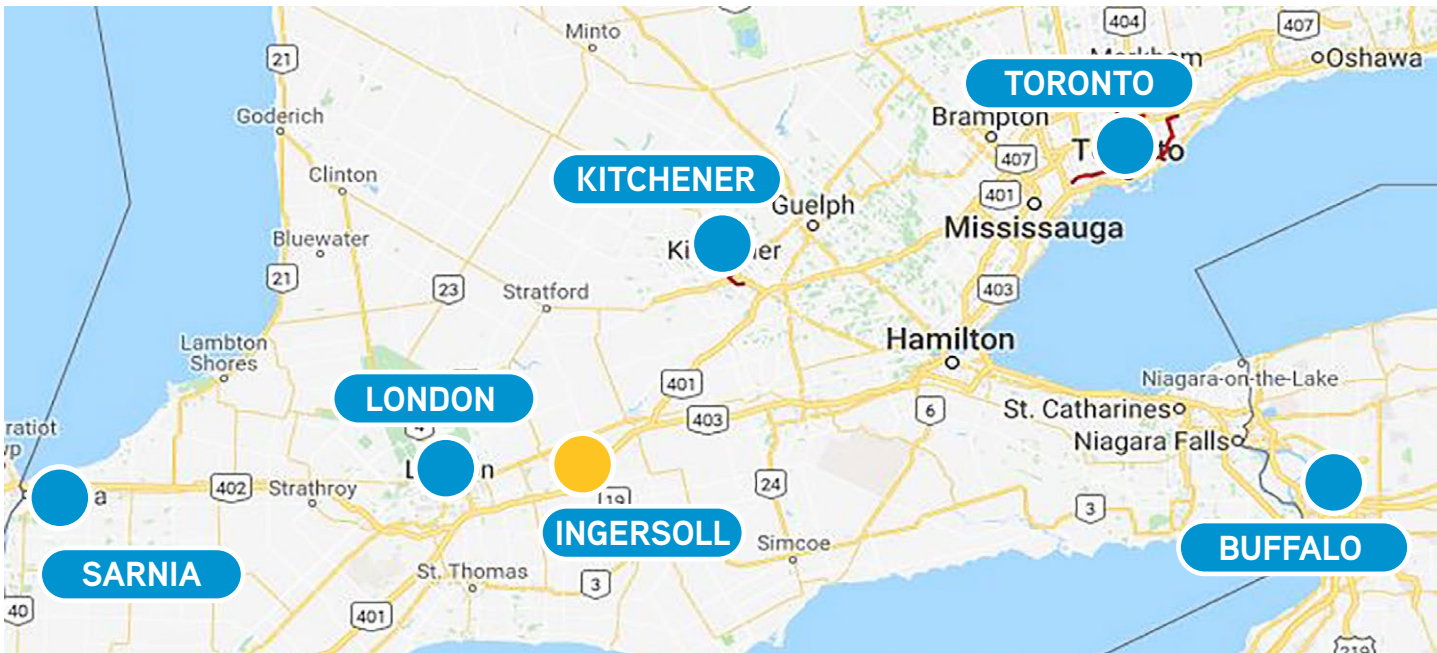
## KEY FEATURES/HIGHLIGHTS

- › Newly renovated 54 suite building
- › Quality finishes and mechanical systems
- › 19 two bedroom suites (5 with ensuite baths)
- › 35 one bedroom suites
- › 2 of the suites are barrier free
- › Each suite has 5 appliances and window A/C installed in summer months
- › Located on a main arterial road within walking distance to downtown
- › Onsite parking for 89 vehicles
- › Currently waiting list to acquire units
- › Controlled access and 12 security cameras
- › Elevator
- › Room to expand
- › Large community room





MAPPING



SUITE MIX

| Suite              |    |
|--------------------|----|
| One Bedroom Suites | 35 |
| Two Bedroom Suites | 19 |
| Total Suites       | 54 |

ZONING

EC7 - Entrepreneurial  
Permitted Uses:  
Bed and breakfast establishment, boarding or lodging house, converted dwelling, duplex dwelling, group home, home occupation, long term care facility, semi-detached dwelling, single detached dwelling, street fronting townhouse dwelling, and an apartment building.

LOCATION

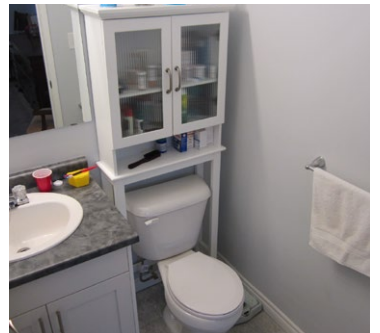
Located in the heartland of Ontario’s southwest, Ingersoll is a warm and vibrant community with over 12,000 residents. Located along the Thames River, the nearest cities are Woodstock to the east and London to the west. Ingersoll is situated north of and near Highway 401. Ingersoll is a centre for manufacturing and is home to several industrial leaders, such as GM’s CAMI Assembly Plant. In addition to its thriving industrial sector, Ingersoll is also home to over 250 other businesses that employ more than 8,000 people. It is a strategic location with good access to markets and transportation, and the community itself has an abundance of parks, green spaces and trails, hospital, health and wellness services, arts and cultural amenities.





# FOR SALE > 210 Thames Street South, Ingersoll, ON

## PROPERTY IMAGES







## CONTACT US

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## ADDITIONAL INFORMATION

Originally the building at 210 Thames Street South, Ingersoll housed a public school. It was bought by the current owners and renovated and retrofitted to house 54 individual apartment suites. There are 35 one-bedroom and 19 two-bedroom suites, and a common "library" room. An elevator was installed, as were two new gas fired boilers, HVAC units, water and sewer lines, insulation, drywall, flooring, 54 new kitchens, bathrooms, controlled entry system, and the parking lot was paved to create 89 parking spaces. Each suite has five appliances and a window air conditioning unit, which is installed for the summer months.

The building is fully occupied and while the building is not specifically designed as, or restricted to being a senior's residence, the tenants are generally 55 plus. There are two suites specifically designed as handicap suites, and only 4 suites that are not handicap accessible. Of the 19 two bedroom suite, five have ensuites.

The original charm of the building's architecture and interior finishes are still evident throughout the thoughtfully renovated building. The site is well located in Ingersoll, and is within walking distance of the downtown, shopping, parks and greenspace, churches, and schools.



\* Sales Representative \*\* Broker \*\*\* Broker of Record

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Please return an executed copy to:  
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## PRINCIPAL CONFIDENTIALITY AGREEMENT

("Confidentiality Agreement")

210 Thames Street South

Ingersoll, Ontario, Canada

The undersigned has been advised that Colliers International London Ontario ("Colliers") has been retained by the owner ("Owner") of 210 Thames Street South, Ingersoll, Ontario (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the property.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Property. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property or an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective Purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. The Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.



Please check box. I hereby expressly consent to receiving further email and electronic communication from Colliers International. Consent is required for access to marketing material, research reports, and property information packages.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers International.

ACCEPTED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

Signature: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Email: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_