



# Large Scale Retail & Commercial Space For Sale

1850 Vincent Massey Drive | Cornwall, ON

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# Property Overview

High-Exposure Large-Format Property - positioned in a major mixed-use corridor on Cornwall's west side, this highly visible standalone building offers exceptional access and versatility.

Featuring an expansive open-concept layout with 14'-21' ceilings, a bright showroom, warehousing, three loading docks (including a declining dock ideal for 53' trailers), a large fenced yard, covered exterior display area, outdoor storage, ample customer parking.

Cornwall is a growing regional hub in Eastern Ontario with direct access to Highway 401 and the Seaway International Bridge to the U.S., making it a strategic location for retailers serving both local and cross-border markets.

|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Address</b>        | 1850 Vincent Massey Drive, Cornwall |
| <b>Site Area</b>      | 3.73 Acres                          |
| <b>Building Size</b>  | 25,066 SF                           |
| <b>Property Taxes</b> | \$76,314.12 (2025)                  |
| <b>Zoning</b>         | HC                                  |
| <b>Listing Price</b>  | <b>\$5,990,000</b>                  |



**3 loading docks  
& 1 declining**



**Quick access to  
Highway 401 & 138**



**Large customer  
parking area**



**Close proximity  
to top-tier  
retailers**



**Ample outdoor  
storage**



**Freestanding  
building**

# Location Overview & Demographics

Strategically located along Cornwall's primary commercial corridor, 1850 Vincent Massey Drive offers a high-visibility retail opportunity with direct access to Highway 401 and proximity to the U.S. border. This location is ideal for businesses seeking regional and cross-border reach.

The surrounding area features a dynamic mix of national retailers, hotels, automotive dealerships, and service providers, ensuring substantial consumer traffic. Cornwall's affordability, with a lower cost of living and competitive labour costs, attracts new residents and businesses.

Cornwall's economy is anchored by logistics, manufacturing, and distribution, supported by a bilingual workforce—nearly half of residents are fluent in both English and French. With its strategic location, accessible infrastructure, and supportive business environment, 1850 Vincent Massey Drive presents a compelling opportunity for retailers aiming to establish or expand their presence in Eastern Ontario.

## 10KM Radius



Current  
population

60,524



Average  
household income

\$87,361



Employment rate  
within 10 km

91.4%



Labour Force  
Participation

55.9%

## Labour Type

|                                   | %    |
|-----------------------------------|------|
| Retail Trade                      | 16.6 |
| Health Care and Social Assistance | 16.2 |
| Manufacturing Sector              | 12.2 |
| Transportation and Warehousing    | 8.3  |
| Construction Industry             | 6.8  |
| Educational Services              | 5.8  |



# Zoning By-law

## 25,066 SF available

The Highway Commercial (HC) Zone is intended to implement the General Commercial policies of the Official Plan. The HC Zone generally permits a range of automotive-oriented commercial uses and general commercial uses including automobile sales establishments, automobile services stations, and home improvement centres.



### HC - Highway Commercial

#### Permitted Uses

|                                |                         |                                 |                          |
|--------------------------------|-------------------------|---------------------------------|--------------------------|
| Agricultural feed store        | Convenience store       | Motel                           | Transportation terminal  |
| Animal hospital                | Drive-in theatre        | Office                          | Vehicle rental agency    |
| Arcade                         | Financial institution   | Parking lot                     | Automobile body shop     |
| Automobile sales establishment | Funeral home            | Pharmacy                        | Automobile repair garage |
| Automobile service station     | Garden centre           | Place of assembly or recreation | Farm implement dealer    |
| Automotive supply store        | Gas station             | Place of worship                |                          |
| Bakery                         | Home improvement centre | Restaurant                      |                          |
| Brewpub                        | Hotel                   | Small-scale brewery             |                          |
| Catering establishment         | Medical facility        | Transportation depot            |                          |

\*The above zoning information is provided for general reference only and must be read in conjunction with the City of Cornwall Final Comprehensive Zoning By-Law. Please consult the official by-law for complete details or contact city officials.







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