



FOR LEASE

225737 OTTERVILLE ROAD, OTTERVILLE

COMING FALL 2026



REMAX

a-b REALTY LTD.
BROKERAGE
INDEPENDENTLY OWNED & OPERATED

THE OFFERING

This brand-new four-unit commercial building offers flexible lease opportunities ranging from 1,831 sq. ft. up to 5,522 sq. ft. Each bay features a 18-ft clear height and a roll-up door, providing excellent functionality for a wide range of operations.

The property is zoned Commercial, permitting many permitted uses (see attached list), and each unit is equipped with its own private washroom for added convenience. Interior finishes can be customized and negotiated as part of the lease agreement, allowing tenants to tailor the space to their specific needs.

Property Overview

 Net Rentable Area
1,831 SF - 5,522 SF

 SHIPPING DOORS
1 Door per bay

 Clear Height
18 FT

 Zoning
C

ASKING PRICE: \$10/SF + TMI





BUILDING HIGHLIGHTS



LEASE OPPORTUNITY

\$10 PER SQUARE FOOT PLUS TMI



FLEXIBLE LEASES

3 UNITS AVAILABLE; OPTION TO LEASE 1 OR ALL 3



CONVERTED ZONING

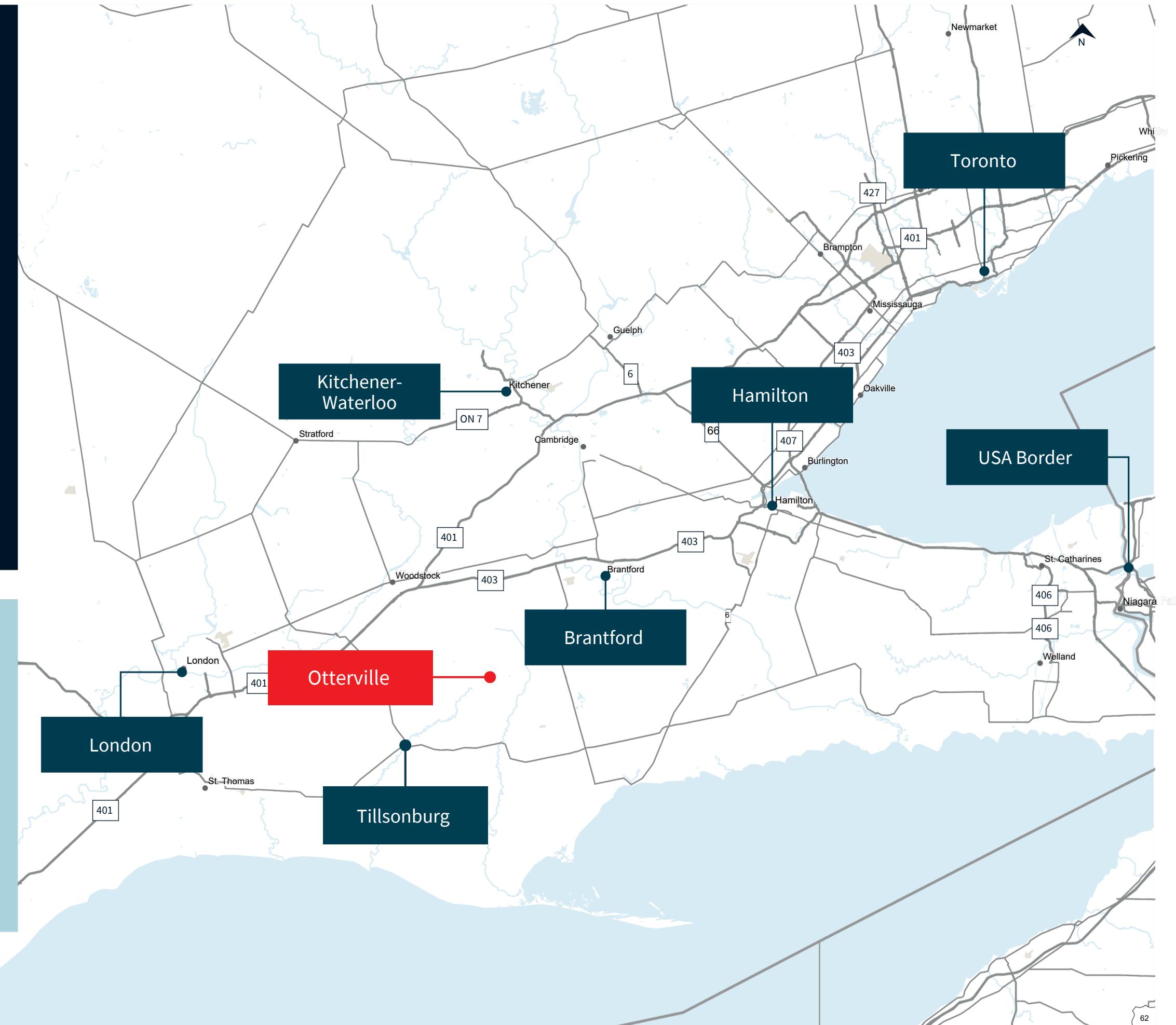
MANY USES WITH HIGHWAY
COMMERCIAL ZONING

LOCATION OVERVIEW

Situated on a major regional highway at the primary intersection connecting Norwich and Otterville, this location offers exceptional visibility and convenient access for both local and passing traffic. Its strategic placement between two growing rural communities makes it an ideal site for commercial uses that benefit from strong drive-by exposure and easy regional connectivity.

With direct routes leading to Norwich, Otterville, Tillsonburg, and Woodstock and major centres across Southwestern Ontario, the property provides a well-positioned opportunity for businesses seeking accessibility, customer reach, and a prominent presence along a busy transportation corridor.

	Distance	Driving Time
Brantford	45 km	35 m
London	70 km	55 m
Kitchener-Waterloo	80 km	1 h
Hamilton	80 km	50 m
Toronto	145 km	1h 50 m
USA Border	155 km	1h 35m



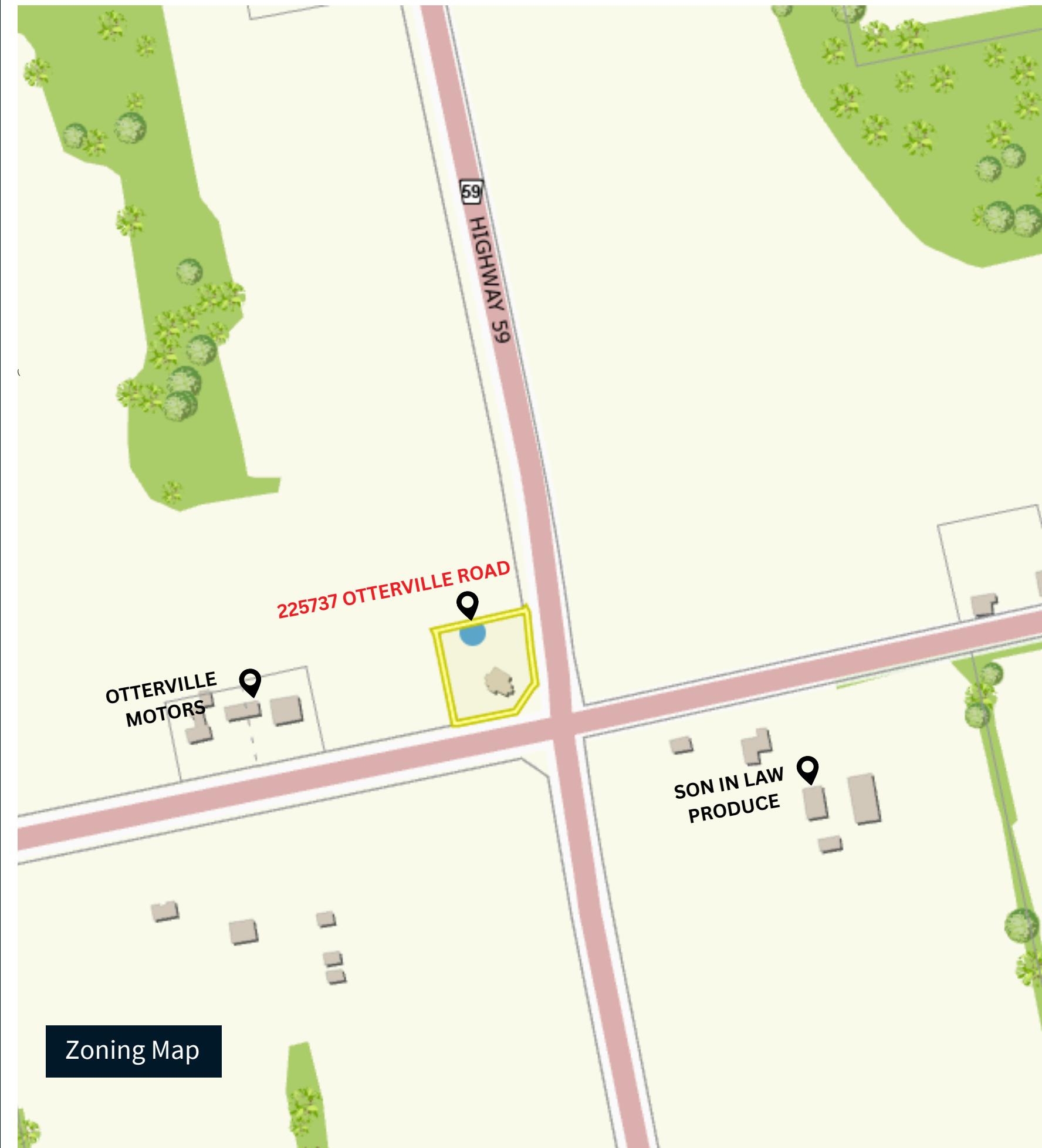
ZONING

HC ZONING

The property is zoned HC (Highway Commercial), providing excellent flexibility for a wide range of commercial, service-oriented, and automotive-related uses. This designation supports uses such as retail stores, restaurants, service stations, vehicle sales and service, hotels/motels, and various business or service shops, along with compatible accessory uses. Well-suited for operations that benefit from high-visibility locations and convenient road access, the HC zoning offers strong potential for businesses serving both local residents and through-traffic along major transportation routes.

PERMITTED USES (BUT NOT LIMITED TO):

- Retail stores
- Farm produce retail outlets
- Service shops
- Small Business Warehouse
- Building supply outlets
- Equipment rental businesses
- Recreational commercial uses
- Public or institutional uses
- Accessory uses (i.e. storage building)



225737 OTTERVILLE ROAD FLOOR PLAN



REMOVABLE PARTITIONS TO SUIT LESSEE NEEDS.



OFFERING PROCESS

PRIMARY CONTACT

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REAL ESTATE TEAM