



# FOR SALE

25 MAIN STREET EAST, NORWICH, ON

COMMERCIAL SALE  
OPPORTUNITY



**a-b REALTY LTD.**  
BROKERAGE  
INDEPENDENTLY OWNED & OPERATED



# THE LISTING

Former retirement home ready to be reactivated! With 20+ beds, a main floor kitchen, plus an on-site residence for the owners, a car port, ample parking, and substantial upgrades over the past five years (including a new elevator, fire suppression systems, windows, stand by generator and so much more!

FLOORS: 2  
PARKING: 8 spaces  
TYPE: Detached  
BUILDING AREA: 10,276 sq ft.

# PROPERTY OVERVIEW

## OUTSIDE FEATURES

BRICK  
METAL ROOF  
MUNICIPAL PAVED ROAD  
MUNICIPAL METERED WATER  
MUNICIPAL SEWERS  
CAR PORT  
PARKING LOT  
LANDSCAPED

## INTERIOR FEATURES

BSUBSTANTIAL UPGRADES:  
ELEVATOR  
FLOORING  
FIRE SUPRESSION SYSTEM  
COMPLIANT WITH ALL MANDATORY  
GOVERNMENT REQUIREMENTS

ASKING PRICE: \$1,490,000







## NEIGHBOURHOOD HIGHLIGHTS



### RECYCLE AND GARBAGE PICKUP

WEEKLY CURBSIDE RECYCLING AND GARBAGE PICKUP  
MAKES WASTE MANAGEMENT SIMPLE AND CONVENIENT  
FOR RESIDENTS



### CLOSE TO PARKS AND TRAILS

STEPS FROM SCENIC PARKS AND WALKING TRAILS  
PERFECT FOR OUTDOOR RECREATION AND FAMILY  
ACTIVITIES.



### IN THE HUB

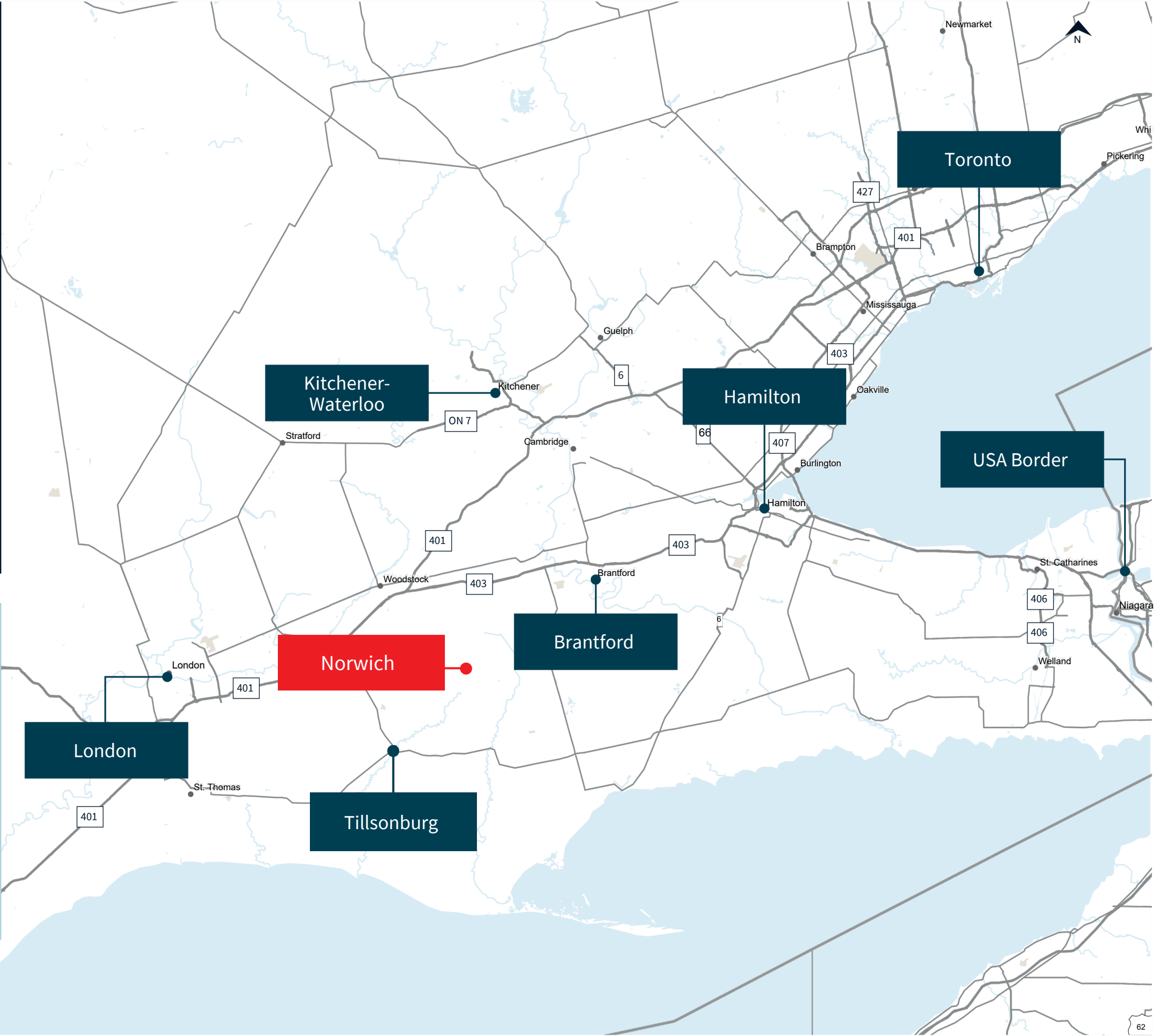
CLOSE TO THE DOWNTOWN OF  
NORWICH



# LOCATION OVERVIEW

Norwich is a small city located in the region of Ontario, Canada. It is known for its rural charm and community-oriented lifestyle. The city is part of a larger township that includes several other small communities, offering a blend of agricultural landscapes and residential areas. Located centrally between Simcoe, Woodstock, Tillsonburg and Brantford, this small village setting is premium for families to have their loved ones located nearby, in a familiar and family & country home type setting. Norwich is known as a good place for seniors, offering a community-oriented lifestyle, rural charm, and various senior housing/care options, with a significant older population.

	Distance	Driving Time
Brantford	45 km	35 m
London	55 km	45 m
Kitchener-Waterloo	60 km	45 m
Hamilton	80 km	50 m
Toronto	145 km	1h 50 m
USA Border	155 km	1h 35m





# ZONING

## I-2 INSTITUTIONAL

The I-2 Institutional zoning designation is intended to accommodate a wide range of public, semi-public, and community-oriented uses that serve the broader population. This zoning typically permits facilities such as schools, places of worship, government buildings, long-term care homes, medical and social service institutions, and other essential community services. I-2 zoning supports uses that contribute to the social well-being and infrastructure of the community, offering flexibility for both large-scale institutional developments and complementary accessory uses. Its purpose is to ensure that vital public services can operate efficiently and safely within compatible areas of the municipality.













### PERMITTED USES (BUT NOT LIMITED TO):

- A daycare centre
- A funeral home
- A group home
- A long-term care facility
- A medical centre
- A museum
- A public library
- A converted dwelling





# SERVICES

PERSONAL SUPPORT 	ASSISTANCE WITH SHOWERS 	ASSISTANCE WITH MOBILITY AND TRANSFERS 
THREE MEALS A DAY AND THREE SNACKS / RERESHMENTS DAILY 	TRAY SERVICE 	REMINDING AND / OR ASSISTANCE TO DINING ROOM 
LAUNDRY AND HOUSEKEEPING WEEKLY 	HAIRDRESSER AND FOOT CARE AVAILABLE ON SITE 	MEDICAL ADMINISTRATION 
MONITORING PRESENCE AND WELL-BEING 	24 HOUR SUPPORT PROVIDED BY DEPENDABLE AND FRIENDLY STAFF 	CONTINENCE SUPPORT 

# OUTLINE OF GOVERNMENT COMPLIANCE

Trillium Christian Retirement Home was issued a license by the RHRA (Retirement Homes Regulatory Authority) on Jan 17, 2014. With annual inspections, Trillium Christian Retirement Home is required to comply with all aspects of the Retirement Homes Act, 2010. In addition to annual inspections to ensure compliance with the Retirement Homes Act, 2010, Trillium Christian Retirement Home receives regular inspections from the Southwestern Public Health to ensure they follow proper Food Safety Protocols.











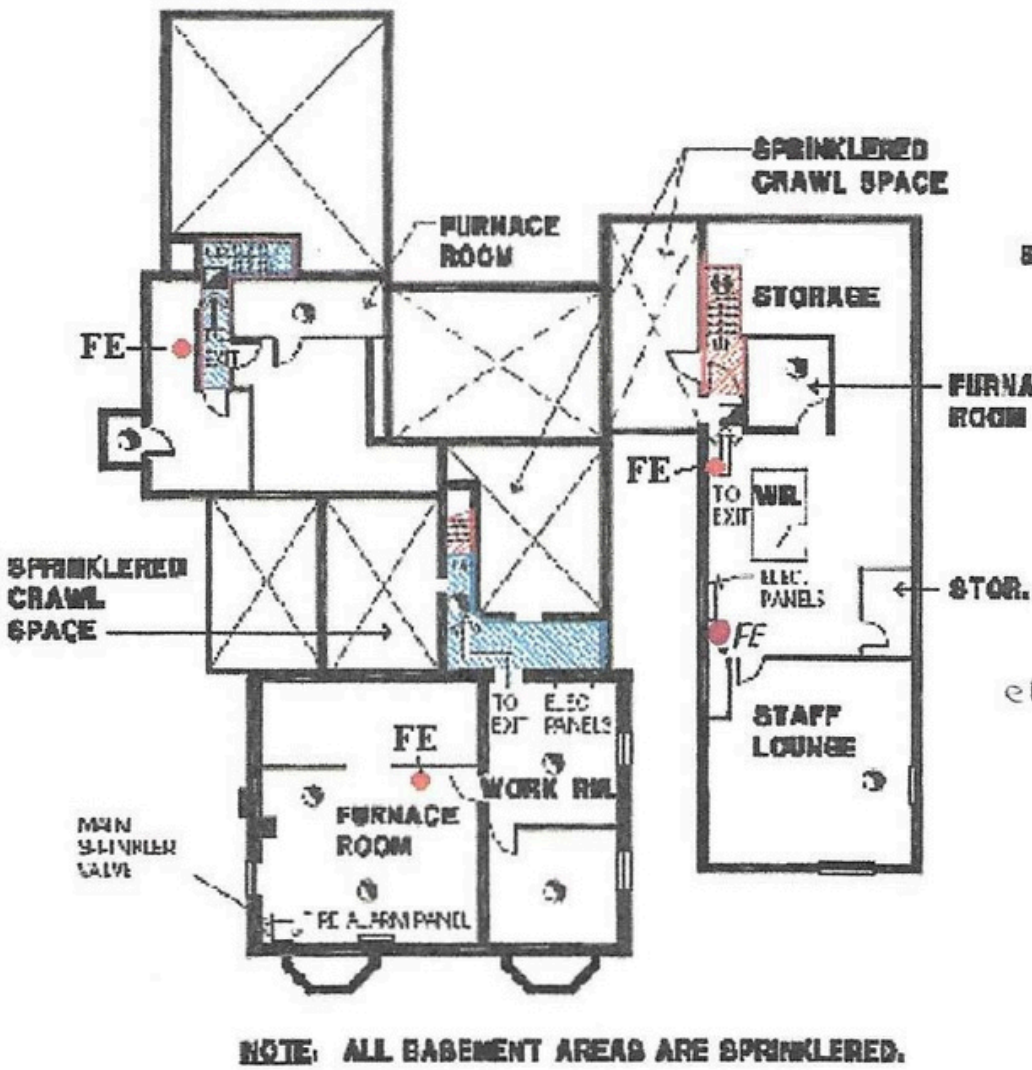




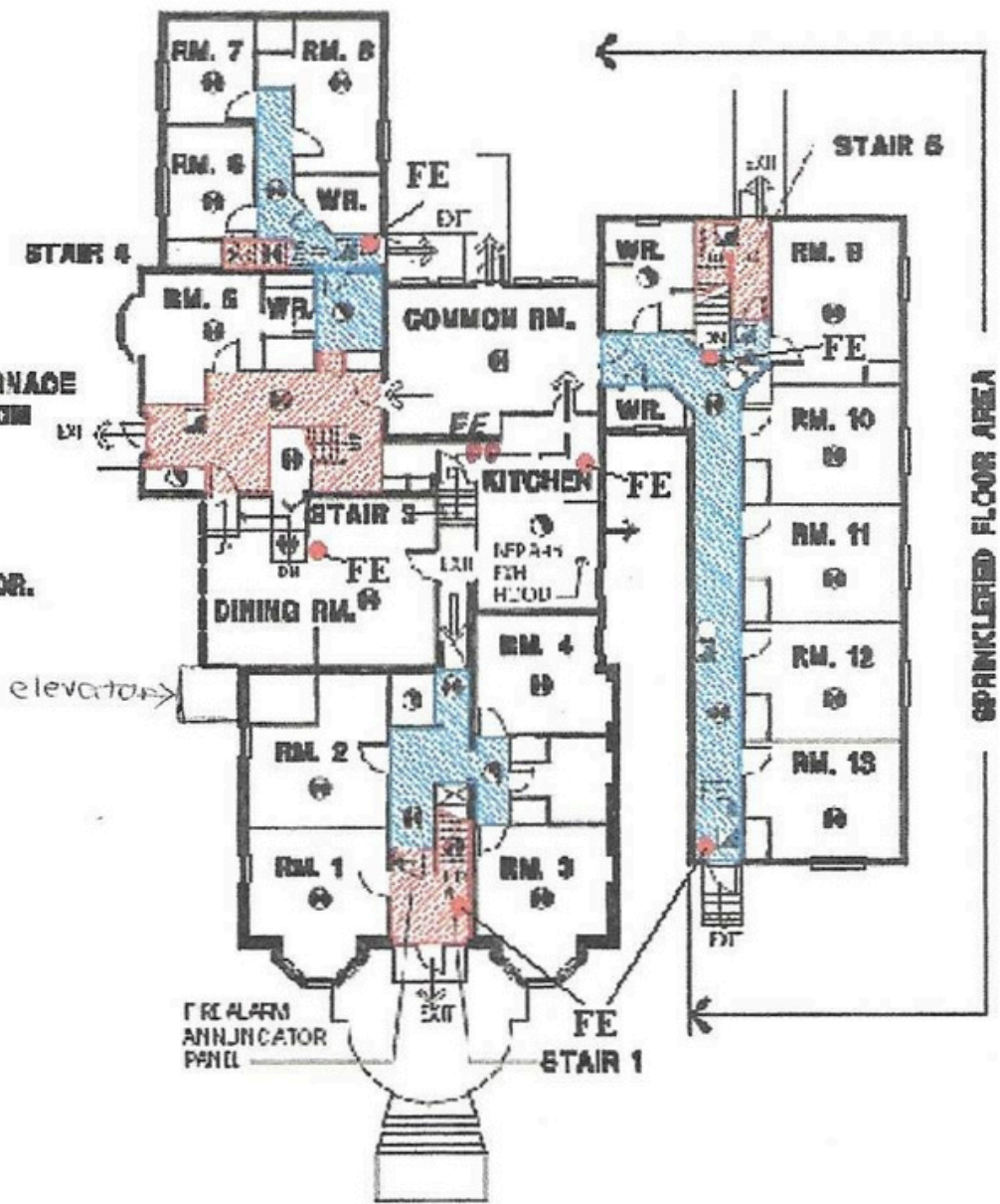


# 25 MAIN STREET EAST, NORWICH FLOOR PLAN

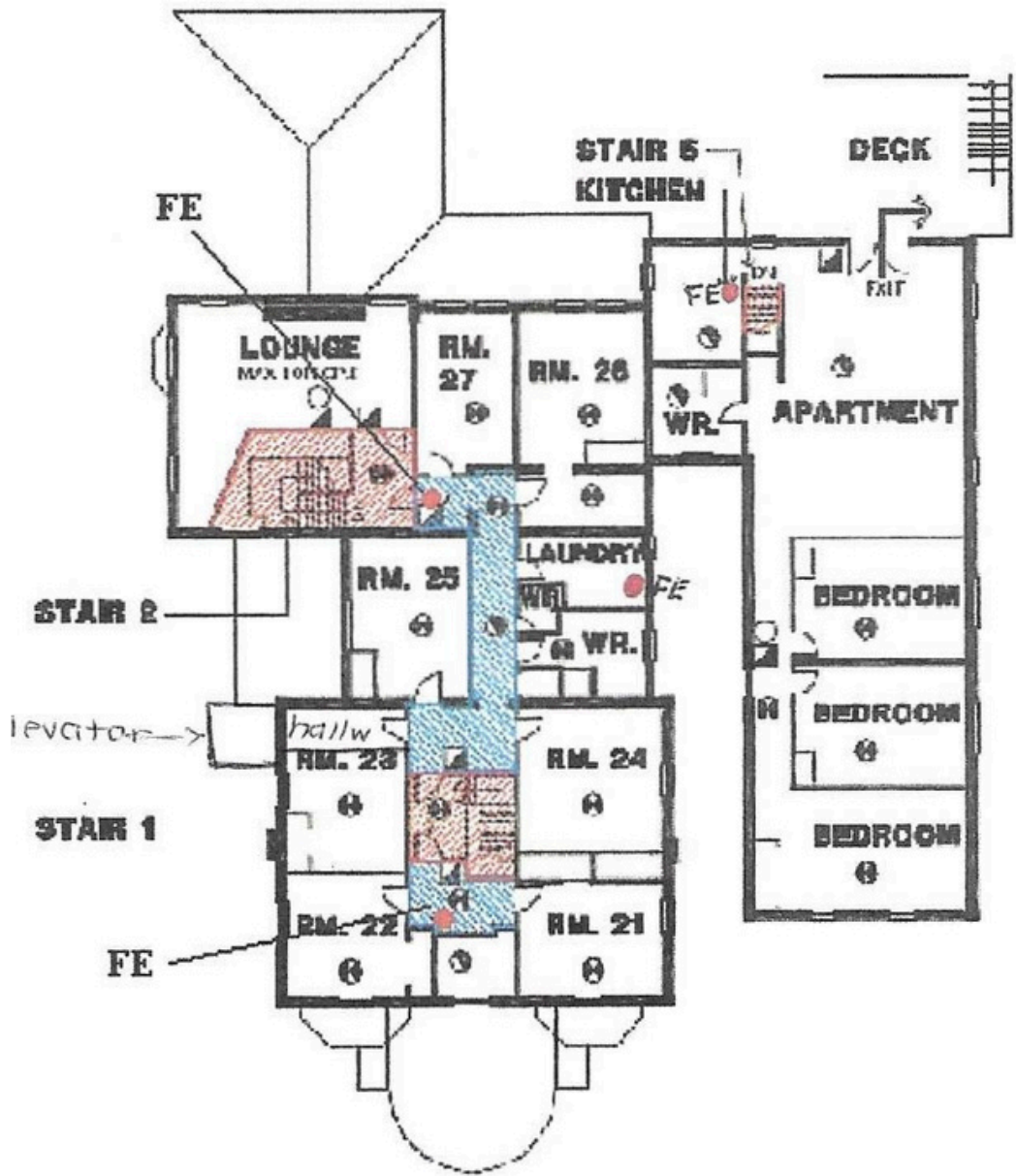
LEGEND	
	PULL STATION
	SMOKE DETECTOR
	HEAT DETECTOR
	F/A BELL/BUZZER
	FIRE EXTINGUISHER
	MAIN SPRINKLER VALVE
	EXIT
	CORRIDOR
ALL RESIDENT ROOM DOORS CLOSE ON ALARM	
ALL RESIDENT ROOMS CONTAIN SMOKE DETECTORS	



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN





# OFFERING PROCESS

## FREE & CLEAR

The Property is offered for sale free and clear of existing financing.

## PRIMARY CONTACT

### MARIUS KERKHOFF

REAL ESTATE BROKER

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*Ask  
Marius*  
REAL ESTATE TEAM