

\$892,500 - 5 Norfolk Street N, Simcoe

MLS® #40749232

\$892,500

0 Bedroom, 0.00 Bathroom, 16,125 sqft

Retail on 0.00 Acres

Town of Simcoe, Simcoe, Ontario

Seize a rare opportunity to own a cornerstone of downtown Simcoe's vibrant commercial landscape at 5 Norfolk Street North. This iconic 16,000 sq. ft. property, historically known as Budds Department Store for over 80 years (1930s–2016) and now operating as Clarence's Clearances, offers unmatched potential for visionary investors and entrepreneurs eager to shape the future of Norfolk County's downtown core.

Strategically positioned on a high-traffic corner in the heart of Simcoe, this concrete and brick building features two expansive levels of approximately 7,000 sq. ft. each, with flexible C1 zoning that supports a wide array of commercial uses, including the potential to add a third floor for further development. The property is equipped with modern amenities, including gas forced air heating, two boilers, three separate meters for versatile tenant configurations, and an elevator (not functional) providing access to a newly upgraded flat roof with a \$45,000 roof liner investment, ensuring durability and low maintenance. With its prominent location, this property benefits from exceptional visibility and accessibility, surrounded by a thriving community of shops, restaurants, and cultural amenities, including nearby Wellington Park and the Norfolk County Carillon Memorial Tower. The large square footage offers endless customization possibilities, whether for retail, office space, mixed-use residential development, or innovative ventures. All current inventory is



negotiable, and one parking space is included.
This is a prime opportunity for savvy investors to make a lasting impact on downtown Simcoe’s growth and vitality. With its rich history and untapped potential, 5 Norfolk Street North is ready for a new chapter. Located just a short, scenic drive from all major cities in Southwestern Ontario, and close proximity to Norfolk’s renowned beaches, marinas, golf courses, and seasonal farm fresh fruit/veggie stands. (id:6289)

Essential Information

Listing #	40749232
Price	\$892,500
Bathrooms	0.00
Square Footage	16,125
Acres	0.00
Type	Retail
Sub-Type	Freehold

Community Information

Address	5 Norfolk Street N
Subdivision	Town of Simcoe
City	Simcoe
Province	Ontario
Postal Code	N3Y3N6

Amenities

Amenities	Hospital
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Interior

# of Stories	1
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Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office

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