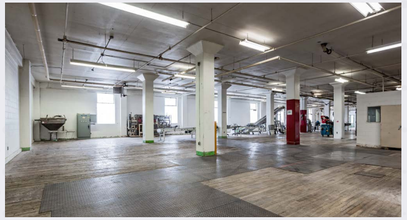
116,028 SQ. FT. BUILDING FOR SALE

NEW PRICE | $3,500,000.00

PERTH, ONTARIO

5 HERRIOTT STREET

CBRE



EXPERIENCE ALL THAT 5 HERRIOTT HAS TO OFFER

5 Herriott Street

Located near the original business district in Perth, ON, 5 Herriott Street is a five-storey building with a 39,000 sq. ft. footprint totaling 116,028 sq. ft. The original building was constructed in 1917 with additions in ~1920, 1965, and 1980.

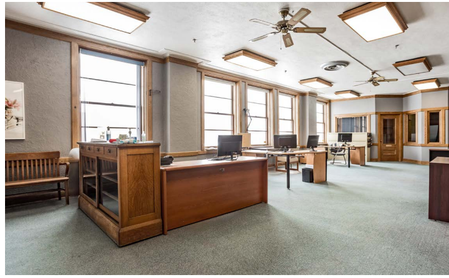
5 Herriott is an opportunity to acquire a unique, former manufacturing facility with the potential for a variety of new uses. The Building consists of ground floor office space and a mix of light and heavy manufacturing space throughout. There is ample power supply, old wood flooring/ceilings, and a tremendous view of the Town of Perth. The Property consists of 3 PINs including a vacant lot for additional parking of 100 spaces.

The evolving neighbourhood and institutional uses immediately adjacent to the Property could lend support to a re-imagining of the Property making this an ideal opportunity for individuals, businesses, or developers to purchase and develop space that offers a vast range of creative possibilities.

CLICK HERE TO VIEW INTERIOR WALK-THROUGH VIDEO

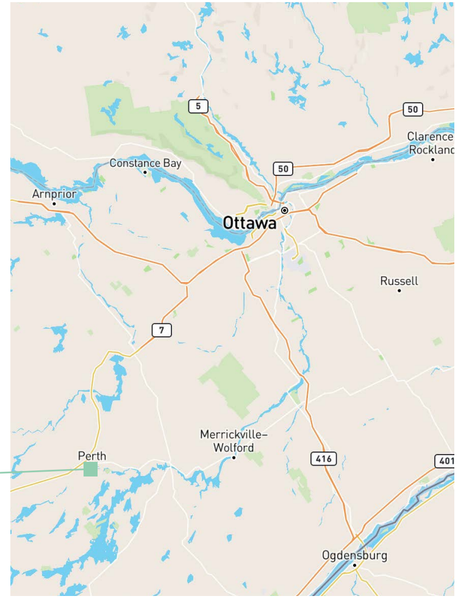
BUILDING SPECIFICATIONS

Address	**5 Herriott Street**
Location	The Property is located near the central business district in Perth, Ontario at the corner of Herriott Street and Sherbrooke Street East.
PINS	051760076, 051650085, and 051760086
Total Area	Property consists of 3 parcels of 2.074, 0.075, and 0.894 acres for a total of 3.04 acres.
Building Size	116,028 square feet
Year Built	1917
Offical Plan Designation	Industrial Area. Currently no residential use could be completed on the Property, however further discussion with the Township may be warranted to investigate. The 1998-2000 Perth Official Plan does not list 5 Herriott Street in its Heritage List however the OP is currently under review.
Zoning	M2 - General Industrial Zoning
Physical Attributes	Five (5) storey, former manufacturing plant. Currently undergoing internal demolition to remove many of the outdated building systems.
Property Taxes	$28,503.61 (Final 2025)
NEW PRICE	**$3,500,000.00**



WELCOME TO PERTH

Nestled in a parkland setting along the Tay River, located on the Trans-Canada highway, Perth is an easy commute from Western Quebec, Upper New York State, and all of Eastern Ontario. With its famous architecture, beautiful restaurants, cafes and B&B's, Perth offers the small-town charm with big opportunities at 5 Herriott.



Retail Amenities

- McDonalds
- Shoppers Drug Mart
- Canadian Tire
- Giant Tiger
- Independent
- Tim Hortons
- LCBO
- A&W
- Wendy's
- Dollarama

Points of Interest

- Highway 7 (4 min | 2km)
- Highway 15 (15 min | 18km)
- Highway 43 (1 min |650m)
- Highway 401 (50 min | 65km)
- Highway 417 (40 min | 55km)
- Ottawa (1 hour | 80km)
- Montreal (3 hours | 260km)
- US Border, Johnstown (1 hour, 5 min | 90km)
- US Border, Lansdowne (1 hour, 10 min | 95km)
- US Border, Cornwall (1 hour, 50 min | 160km)

NEW & PROPOSED DEVELOPMENTS

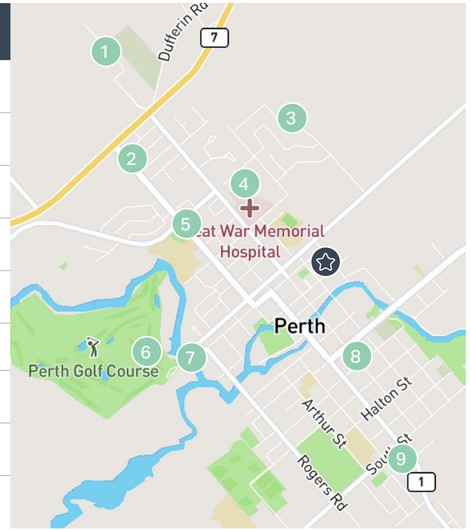
Potential Development for 5 Herriott

The Town of Perth enjoys a strong retirement community, seasonal shopping experience, and an expanding local business base.

Directly across from 5 Herriott, The Old Perth Shoe Factory has experienced a successful re-invention that could be complimented by 5 Herriott. With new and proposed developments in the area such as the 940-home golf course development and Perthmore Subdivision, 5 Herriott offers a rare opportunity in a pivotal moment of Perth's growth.

It is possible that the Town would support a rezoning to permit other uses in addition to what is currently provided in the Zoning Bylaws. The evolving neighbourhood and institutional uses immediately adjacent to the Property could lend support in notwithstanding the current Official Plan and Zoning Bylaw designations, it is possible that the Town would support a re-designation to allow new uses, perhaps even residential conversion. There has been a significant increase in demand for infill residential from developers across Eastern Ontario. A well-planned development that conserves the existing shell would likely be well received by the residents and the Town.

#	Project	Developer	# of Units	Status
1	The Meadows of Perth	BLD Homes	57	Recently Completed
2	125 Wilson Street West	Pomegranate Holdings Inc/ ZanderPlan	63	Proposed
3	Perthmore Subdivision - Phase 6	Perthmore Development Co Ltd.	18	Ongoing
4	Maple Leaf Custom Homes	Maple Leaf Custom Homes/ ZanderPlan Inc.	104	Proposed
5	85 Wilson Street West	Hammer and Nails Developments Ltd.	16	Proposed
6	940-Home Golf Course	Caivan	940	Proposed
7	Peter Street Bridge	Caivan	N/A	Proposed
8	55-57 Drummond Street East	2B Developments/ 14998022 Canada Inc.	18	Proposed
9	Lanark Lifestyles	Lanark Lifestyles	115	Recently Completed



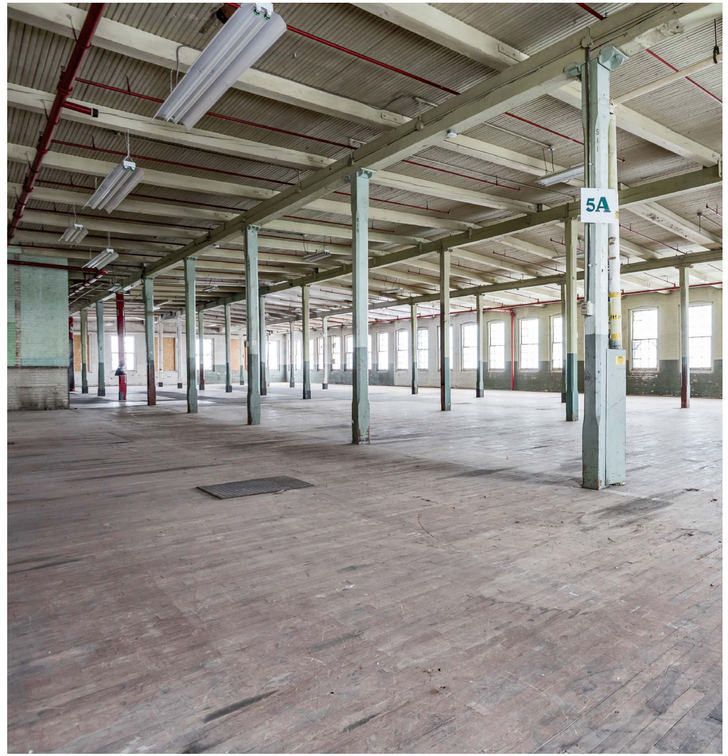
Perth by the Numbers

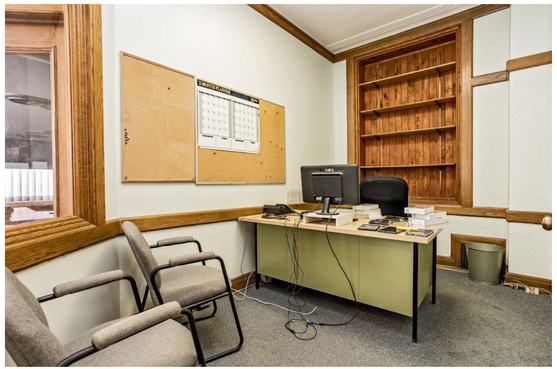
Population of **8,426** people within a **5km** radius of 5 Herriott

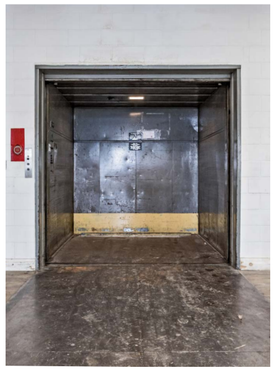
Over **50%** in the labour force

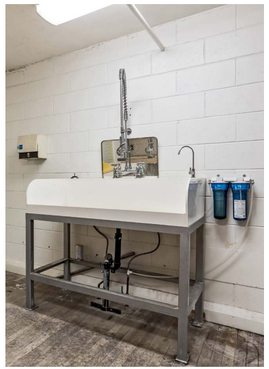
Average household income between **79,000** and **89,000** dollars per year

STEP INTO 5 HERRIOTT STREET









PERTH, ONTARIO

5 HERRIOT STREET

116,028 SQ. FT. BUILDING FOR SALE

DATA ROOM DOCUMENTS

(AVAILABLE UPON RECEIPT OF SIGNED CA)

- Building Plans
- Utilities
- Phase II Environmental
- 2023 Property Tax Bill

ERIK FALARDEAU*
Senior Vice President
+1 613 788 3791
erik.falardeau@cbre.com
*Sales Representative

STEVE PIERCEY*
Vice President
+1 613 691 2100
steve.piercey@cbre.com

MIKE MCMURTRY
Sales Representative
+1 613 691 2135
michael.mcmurtry@cbre.com

CBRE LIMITED
Ottawa Office
340 Albert St, Suite 1900,
Ottawa, ON K1R 7Y6

CBRE