

WOODSTOCK INGERSOLL TILLSONBURG & AREA ASSOCIATION OF REALTORS®
MLS® ACTIVITY FOR THE TOWN OF TILLSONBURG
MONTH ENDING JUNE 2024

	YEAR TO DATE			MONTHLY		
	2024	2023	% Difference	2024	2023	% Difference
\$ value of Total Units Sold	\$103,788,261	\$131,784,917	-21.2%	\$11,437,200	\$11,933,770	-4.1%
\$ value of Residential Units Sold	\$101,148,261	\$122,228,116	-17.2%	\$11,437,200	\$11,473,770	-.3%
\$ value of Other Units Sold	\$2,640,000	\$9,556,801	-72.3%	\$0	\$460,000	-
Total # of Units Sold	172	208	-17.3%	22	21	4.7%
# of Residential Units Sold	168	196	-14.2%	22	20	10.0%
# of Other Units Sold	4	12	-66.7%	0	1	-
Total # of New Listings	343	319	7.5%	45	54	-16.7%
Total # of New Residential Listings	316	296	6.8%	40	49	-18.4%
Total # of Other New Listings	27	23	17.4%	5	5	-
Total # Currently on Market	***see monthly numbers			115	102	12.7%
# of Residential Currently on Market	***see monthly numbers			110	69	59.4%
# of Other Listings Currently on Market	***see monthly numbers			5	33	-84.8%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum.	Accum.	Month Reporting	Month Reporting
	2024 YTD	2023 YTD	2024	2023
\$ - \$299,999	2	3	1	1
\$300,000 - \$499,999	45	34	8	5
\$500,000 - \$599,999	49	53	8	5
\$600,000 - \$699,999	29	43	2	3
\$700,000 - \$799,999	20	37	1	5
\$800,000 - \$899,999	13	13	2	1
\$900,000 - \$999,999	1	6	0	0
\$1,000,000 - \$1,099,999	3	0	0	0
\$1,100,000 - \$1,199,999	3	1	0	0
\$1,200,000 or Greater	1	0	0	0

Average Residential Sale Price			
	2024	2023	%DIFF
MONTH	\$519,873	\$592,735	-9.4%
YTD	\$609,448	\$622,520	-2.1%

Region: Oxford
Municipality: Tillsonburg

All YTD Totals may not match the month to month cumulative due to continuous, live updates of data combined with permitted timing of entry.

The information only represents MLS® listings sold and reported through the ITSO MLS® system. The information has been drawn from sources deemed reliable, but the accuracy and completeness of the information is not guaranteed. In providing this information, the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® does not assume any responsibility or liability.

Member Thumbnail
Active / Commercial Sale

131 TOWNLINE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40570360
Price: \$3,275,000.00



MLS®#: **40570360**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **81/81**
Bldg Area Total: **21,600**
Lot Size Area:
Lot Front: **143.00**
Lot Depth:
Tax Amount: **\$52,182**
Tax Year: **2023**
Listing Date: **04/15/2024**

Amazing opportunity! Well maintained building with long term stable tenants. The building is approximately 21,600 square feet sitting on 2.185 acres. The two tenants are long term and stable. Both with net leases. Excellent hands off investment! Property can be purchased with adjacent building at 102 Spruce street see MLS#40570345

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
L/Salesperson: [Dane Willson, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **1000206610 Ontario Limited**

Member Thumbnail
Active / Commercial Sale

102 SPRUCE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40570345
Price: \$6,295,000.00



MLS®#: **40570345**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **81/81**
Bldg Area Total: **19,825**
Lot Size Area:
Lot Front: **416.00**
Lot Depth:
Tax Amount: **\$46,965**
Tax Year: **2023**
Listing Date: **04/15/2024**

Rare opportunity! Property must be sold with adjacent building to the North 131 Townline Road MLS#40570360. Combined 39,100 feet on 5.197 acres with long term potential from excess land to expand the existing building. Long term tenants with triple net leases. Pictures are of 102 Spruce Street and 131 Townline Road.

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
L/Salesperson: [Dane Willson, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **1000206610 Ontario Limited**

Member Thumbnail
Active / Commercial Sale

100 TOWNLINE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40563595
Price: \$19,750,000.00



MLS®#: **40563595**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **95/95**
Bldg Area Total: **167,000**
Lot Size Area: **7.29**
Lot Front: **644.00**
Lot Depth:
Tax Amount: **\$89,170**
Tax Year: **2023**
Listing Date: **04/01/2024**

Rare Industrial facility for sale located in the growing town of Tillsonburg. Fully renovated former manufacturing space with large 2000 amp power service, 14 truck level docks, on site rail spur, large steel sided storage building not included in square footage numbers all located on 7.29 acres of land. Located in close proximity to Highway 3, and is approximately 25 minutes South of Highway 401.

L/Brokerage: [Royal Lepage R.E. Wood Realty Brokerage](#)
L/Salesperson: [Dane Willson, Broker](#)
L/Brokerage 2: [CBRE LIMITED, BROKERAGE](#)
L/Salesperson 2: [LARIN SHOULDICE, Sales Representative](#)
Seller: **West Wind Properties Inc.**

Member Thumbnail
Active / Commercial Sale

128 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40561125
Price: \$719,000.00



MLS® #: **40561125**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **102/102**
Bldg Area Total: **4,677**
Lot Size Area: **0.09**
Lot Front: **21.93**
Lot Depth:
Tax Amount: **\$4,812**
Tax Year: **2023**
Listing Date: **03/25/2024**

Prime Downtown Tillsonburg Investment opportunity to own an established commercial building on the main street Broadway. Busy restaurant with 2 bedroom rental unit on 2nd floor. Increase your monthly income with the option to add a tenant upstairs as the unit will be vacant on close. Perfect for the Owner-Occupier, this work-live property is ready to go. The restaurant features 3093sf of space including a dining area, 2 kitchen work spaces, 2 offices, 2 washrooms, and plenty of storage. The charming 2nd floor boasts a large living room, kitchen and island, laundry/storage, full bath, 2 bedrooms, with 9ft + soaring ceilings. Separate HVAC systems, each with separate controls, and water heaters. 2 x Furnaces and 2 x Hot water heaters are owned. Separately metered for electricity and gas. The massive full basement runs the length of the building and is ready for future development. Book your showing today! Business also for sale on **MLS#40561194**

L/Brokerage: **PRIME REAL ESTATE BROKERAGE**
L/Salesperson: **ROGER HORVATH, Sales Representative**
L/Brokerage 2:
L/Salesperson 2:
Seller: **2434137 Ontario inc.**

Member Thumbnail
Active / Commercial Sale

1418 BELL MILL SIDE Rd Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40553579
Price: \$1,300,000.00



MLS® #: **40553579**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **114/114**
Bldg Area Total: **4,554**
Lot Size Area: **0.96**
Lot Front: **286.05**
Lot Depth:
Tax Amount: **\$2,634**
Tax Year: **2023**
Listing Date: **03/13/2024**

Located at 1418 Bell Mill Road, this Industrial Property and Building is ready for your design and layout input. With 17' side wall height and three 14x16 O/H Doors in the warehouse portion totaling over 3,036 sq.ft (66'x46') and 10' ceilings in the designated office portion totaling approx 2,300 sq.ft (66x23') with a 10x8 OH Door, double glass main entrance door, lots of windows to make the space bright and friendly, and multiple exterior man doors throughout. This is all situated on a private one acre lot with controlled access to a main road leading in and out of Tillsonburg. Enhance your business prospects with the coveted M2 zoning. This designation opens up an array of ventures, allowing for a range of industrial and warehouse uses. Whether it's manufacturing, distribution, or logistics, start here with your ideas and we will finish the interior with your design specification.

L/Brokerage: **Re/Max a-b Realty Ltd Brokerage**
L/Salesperson: **Marius Kerkhoff, Broker**
L/Brokerage 2:
L/Salesperson 2:
Seller: **Stubbe Inc**

Member Thumbnail
Active / Commercial Sale

92 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40551702
Price: \$670,000.00



MLS@#: **40551702**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **116/116**
Bldg Area Total: **5,000**
Lot Size Area:
Lot Front: **22.00**
Lot Depth: **167.60**
Tax Amount: **\$4,435**
Tax Year: **2023**
Listing Date: **03/11/2024**

Prime location right in the heart of the downtown shopping area. This building is Zoned C1. Retail approx. 1875 sq. ft. with a full basement and a 2 bedroom apartment having 1290 sq. ft. on the 2nd floor with separate entrance. The Tenant is long term and very quiet. apartment is a month to month \$600./month Plus utilities. Basement is approx. 1835 sq. ft. Excellent investment opportunity.

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson: [Bonnie Mudge, Salesperson](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **Quang-Nghia Duong**

Member Thumbnail
Active / Commercial Sale

124636 SIMCOE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40453249
Price: \$399,900.00



MLS@#: **40453249**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Building and Land**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **355/355**
Bldg Area Total: **1,396**
Lot Size Area:
Lot Front: **141.90**
Lot Depth:
Tax Amount: **\$2,730**
Tax Year: **2023**
Listing Date: **07/15/2023**

Opportunity knocks. The perfect shell unit for you to operate your own business in a high traffic area. Variety of uses. Zoned Highway Commercial CH zone.

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)
L/Salesperson: [Bonnie Mudge, Salesperson](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **2758584 Ontario Inc.**

Member Thumbnail
Active / Commercial Sale

19 RIDOUT St W Tillsonburg
Confidential for REALTORS® Only

Listing ID: XH417268
Price: \$445,000.00



MLS@#: **XH4172682**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Retail**
Business Type:
Waterfront Y/N: **No**

DOM/CDOM **311/311**
Bldg Area Total: **1,800**
Lot Size Area:
Lot Front: **31.03**
Lot Depth: **60.16**
Tax Amount: **\$6,065**
Tax Year: **2022**
Listing Date: **08/29/2023**

Welcome to 19 Ridout Street, your business opportunity in the heart of Tillsonburg! This exceptional office building boasts a strategic location in this busy town, offering two spacious office areas with a welcoming waiting area, a fully equipped kitchen, and a versatile meeting hall on the main level. Additionally, the basement area offers multiple rooms that can be customized to suit your unique needs. Whether you're looking to establish a new office space, expand your current operations, or simply secure a prime location for your business, 19 Ridout Street offers the ideal canvas for your success. Don't miss out on the chance to establish or expand your business in this fantastic location.

L/Brokerage: [RE/MAX Escarpment Realty Inc.](#)
L/Salesperson: [Chuck Hogeterp, Salesperson](#)
L/Brokerage 2: [Re/Max a-b Realty Ltd. Brokerage](#)
L/Salesperson 2: [Marius Kerkhoff, Salesperson](#)
Seller: **O.B.B PROPERTIES INC.**

Member Thumbnail
Active / Business Only

62 SIMCOE St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40602460
Price: \$475,000



MLS@#: **40602460**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Sale of Business**
Business Type: **Pizzeria**
Waterfront Y/N:

DOM/CDOM **28/28**
Bldg Area Total:
Lot Size Area:
Lot Front:
Lot Depth:
Tax Amount:
Tax Year:
Listing Date: **06/07/2024**

Excellent Franchised Tito's Pizza in Tillsonburg, ON is For Sale. Surrounded by Fully Residential Neighbourhood, Close to Five Schools, walking distance from Tillsonburg Conversation Area, Banks, Parks, Stores and more. Excellent Business with High Sales Volume, Low Rent, Long Lease, and More. High Weekly Sales, Rent: \$2203/m incl TMI & HST, Lease Term: 5 + 5 + 5 years option to renew, Store Area: 1300sqft, Royalty: \$900/m.

L/Brokerage: [HOMELIFE MIRACLE REALTY LTD](#)
L/Salesperson: [Dev Shah, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **2746628 Ontario Inc.**

Member Thumbnail
Active / Business Only

126 CONCESSION St E #1 Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40571890
Price: \$60,000



MLS@#: **40571890**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Sale of Business**
Business Type: **Convenience/Variety**
Waterfront Y/N:

DOM/CDOM **80/80**
Bldg Area Total:
Lot Size Area:
Lot Front:
Lot Depth:
Tax Amount:
Tax Year:
Listing Date: **04/16/2024**

Conveniently located in booming Tillsonburg, ON. Maple View Variety has been profitably in business for many, many years and is considered a community staple. The business offers a range of essential services and products from an ATM, Lotto and Canada Post. Everyday items like snack foods, lottery tickets, tobacco products, newspapers, magazines, movies, drinks, ice cream, and much more. Located in close proximity to the downtown core, Beer Store and several abutting neighbourhoods. Ideal for owner operator, with an opportunity to extend hours for even greater cash flow! Be your own boss at this established, respected business.

L/Brokerage: [Royal LePage R.E. Wood Realty Brokerage](#)
L/Salesperson: [David Bennett, Broker](#)
L/Brokerage 2:
L/Salesperson 2:
Seller: **Maple View Variety c/o Tuan-Anh Tran**

Member Thumbnail
Active / Business Only

128 BROADWAY St Tillsonburg
Confidential for REALTORS® Only

Listing ID: 40561194
Price: \$179,999



MLS@#: **40561194**
Region: **Oxford**
Municipality Area: **Tillsonburg**
Neighbourhd/SubDist: **Tillsonburg**
Property Sub Type: **Sale of Business**
Business Type: **Restaurant**
Waterfront Y/N:

DOM/CDOM **102/102**
Bldg Area Total:
Lot Size Area:
Lot Front:
Lot Depth:
Tax Amount:
Tax Year:
Listing Date: **03/25/2024**

Attention Investors! Here is your chance to own the only Sushi Restaurant in Tillsonburg. Located on busy Broadway st, with excellent visibility, walking traffic, and street parking. This 3093sf of main floor space is turnkey and ready for your customers. Fully equipped with tables & chairs, pos system, 5 refrigerators, 2 freezers, sushi showcase fridge, 4 stainless steel work tables, kimchi refrigerator, grease trap, water purifier, 2 rice cookers, audio system, and Automatic Maki Making Machine (\$20,000). List of all chattels available upon request. This new business is on track to make a Net Operating Income of \$175k this year, based on current sales to date. Perfect for the owner-occupier, as the property is also for sale on MLS#40561125.

L/Brokerage: [PRIME REAL ESTATE BROKERAGE](#)
L/Salesperson: [JUSTIN KONIKOW, Sales Representative](#)
L/Brokerage 2: [PRIME REAL ESTATE BROKERAGE](#)
L/Salesperson 2: [ROGER HORVATH, Sales Representative](#)
Seller: **2434137 Ontario inc.**

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