

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

	YEAR TO DATE			MONTHLY		
	2024	2023	% Difference	2024	2023	% Difference
\$ value of Total Units Sold	\$126,656,561	\$186,149,982	-31.9%	\$9,731,500	\$35,910,400	-72.9%
\$ value of Residential Units Sold	\$124,016,561	\$160,089,130	-22.5%	\$9,731,500	\$20,231,808	-51.9%
\$ value of Other Units Sold	\$2,640,000	\$26,060,852	-89.8%	\$0	\$15,678,592	-
Total # of Units Sold	210	275	-23.6%	16	38	-57.8%
# of Residential Units Sold	206	255	-19.2%	16	32	-50%
# of Other Units Sold	4	20	-80%	0	6	-
Total # of New Listings	464	414	12.1%	44	47	-6.3%
Total # of New Residential Listings	425	385	10.3%	42	43	-2.3%
Total # of Other New Listings	39	29	34.4%	2	4	-50%
Total # Currently on Market	***see monthly numbers			137	110	24.5%
# of Residential Currently on Market	***see monthly numbers			110	80	37.5%
# of Other Listings Currently on Market	***see monthly numbers			27	30	-10%

RESIDENTIAL SALES BY PRICE CATEGORY	Accum.	Accum.	Month Reporting	Month Reporting
	2024 YTD	2023 YTD	2024	2023
\$ - \$299,999	3	5	1	2
\$300,000 - \$499,999	52	42	2	8
\$500,000 - \$599,999	59	59	5	6
\$600,000 - \$699,999	40	51	2	8
\$700,000 - \$799,999	25	40	3	3
\$800,000 - \$899,999	14	14	0	1
\$900,000 - \$999,999	2	6	1	0
\$1,000,000 - \$1,099,999	3	0	0	0
\$1,100,000 - \$1,199,999	4	1	1	0
\$1,200,000 or Greater	1	1	0	1

Average Residential Sale Price			
	2024	2023	%DIFF
MONTH	\$608,219	\$632,244	-3.8%
YTD	\$603,719	\$628,219	-3.9%

**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 TILLSON Av Tillsonburg**  
**Confidential for REALTORS® Only**

**Listing ID: 40635379**  
**Price: \$1,300,000.00**



MLS® #: **40635379**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **17/17**  
Bldg Area Total: **3,000**  
Lot Size Area:  
Lot Front: **132.00**  
Lot Depth: **155.10**  
Tax Amount: **\$12,013**  
Tax Year: **2024**  
Listing Date: **08/19/2024**

**This modern and well-equipped auto mechanic facility, built in 2017, offers an exceptional opportunity for a turn-key operation. Situated on Tillsonburg's second busiest street, this central location ensures a steady and reliable client flow, bolstered by the shop's excellent reputation and strategic position in a high-traffic area. The building features a sleek, modern design with top-of-the-line amenities, including air conditioning in both the shop and office areas for year-round comfort. The shop is heated with radiant heating, ensuring an efficient and even distribution of warmth, while the office benefits from a forced air heating system. This MVIS certified shop is fully operational with an established client base, providing a seamless transition for new ownership. The sale price includes the incorporated business, making it an ideal investment for those looking to own a successful auto repair shop. Don't miss this chance to acquire a thriving business in a prime location!**

L/Brokerage: **[Wiltshire Realty Inc. Brokerage](#)**  
L/Salesperson: **[Bryan Wiltshire, Broker of Record](#)**  
L/Brokerage 2:  
L/Salesperson 2:  
Seller: **GEARTRAIN INC.**

Member Thumbnail  
**Active / Commercial Sale**

**85 SPRUCE St Tillsonburg**  
**Confidential for REALTORS® Only**

**Listing ID: 40636744**  
**Price: \$3,300,000.00**



MLS® #: **40636744**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **38/38**  
Bldg Area Total: **15,000**  
Lot Size Area: **4.22**  
Lot Front: **407.00**  
Lot Depth: **462.00**  
Tax Amount: **\$27,500**  
Tax Year: **2023**  
Listing Date: **07/29/2024**

**Property includes both 85 Spruce Street and 77 Spruce Street, totalling 4.22 Ac with +- 15,000 Sq' of warehouse space, shop and office space. Phase 3 power, warehouse space with 20' ceilings, workshop with 16' ceilings and the option for a total of roughly 678,000 L of above ground stainless and fibreglass liquid storage tanks. Potential for rail access and backing on to Hwy#3 in the rapidly growing area of Tillsonburg makes this property unique and desirable. M2 Zoning allows for many uses. Contact listing agents for additional information. EXTRAS Potential Rail Access if needed, Phase 1 environmental complete**

L/Brokerage: **[The Agency Real Estate](#)**  
L/Salesperson: **David Gilvesy, Salesperson**  
L/Brokerage 2: **[Streetscape Retail Brokerage](#)**  
L/Salesperson 2: **Ryan McGrath, Salesperson**  
Seller: **Agrospray Ltd**

Member Thumbnail  
**Active / Commercial Sale**

**1501 TALBOT Li Tillsonburg**  
**Confidential for REALTORS® Only**

**Listing ID: 40624473**  
**Price: \$1,100,000.00**



MLS@#: **40624473**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building and Land**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM: **43/43**  
Bldg Area Total: **6,100**  
Lot Size Area:  
Lot Front: **105.00**  
Lot Depth: **277.95**  
Tax Amount: **\$5,536**  
Tax Year: **2024**  
Listing Date: **07/24/2024**

**For Sale: Dive into this prime business location just minutes from downtown Tillsonburg in a high-traffic, fully fenced property. Spanning across an expansive 6100+/- sq ft, this facility boasts radiant and forced gas heating systems, upgraded with 600 volts electricity by Tillsonburg Hydro less than a year ago. Whether you envision a vibrant showroom or need multiple offices and a large space, this versatile space applies to a variety of professional needs. Currently established as an automotive, autobody, and paint shop, the property is zoned for numerous uses, allowing for flexible business operations. Don't miss out on this strategic investment in a steadily growing area!**

L/Brokerage: [Re/Max Tri-county Realty Inc Brokerage](#)  
L/Salesperson: [John Klassen, Salesperson](#)  
L/Brokerage 2: [Re/Max Tri-county Realty Inc Brokerage](#)  
L/Salesperson 2: [Kendra Klassen, Salesperson](#)  
Seller: **BRANDON'S USED CARS INC.**

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: **143/143**  
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: **143/143**  
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: \$18,750,000.00**



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

DOM/CDOM: **157/157**  
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**

**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: **176/176**  
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: \$650,000.00**



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

DOM/CDOM: **178/178**  
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 **417/417**  
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: 40623385**  
**Price: \$429,900.00**



MLS@#: **40623385**  
Region: **Oxford**  
Municipality Area: **Tillsonburg**  
Neighbourhd/SubDist: **Tillsonburg**  
Property Sub Type: **Building Only**  
Business Type:  
Waterfront Y/N: **No**

DOM/CDOM **45/45**  
Bldg Area Total: **1,800**  
Lot Size Area:  
Lot Front: **31.00**  
Lot Depth: **60.00**  
Tax Amount: **\$6,065**  
Tax Year: **2022**  
Listing Date: **07/22/2024**

**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 a-b Realty Ltd Brokerage**  
L/Salesperson: **Marius Kerkhoff, Broker**  
L/Brokerage 2:  
L/Salesperson 2:  
Seller: **O.B.B PROPERTIES INC.**

Member Thumbnail  
**Active / Commercial Sale**

**19 RIDOUT St W Tillsonburg**  
**Confidential for REALTORS® Only**

**Listing ID: XH417268**  
**Price: \$429,900.00**



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

DOM/CDOM **373/373**  
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**

**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 **142/142**  
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**

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