



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 6 Units**

**315 Centre St.**

**Wingham, ON**

# PROPERTY OVERVIEW

## ABOUT WINGHAM

Wingham, Ontario is a picturesque town in Huron County with a growing local economy rooted in agriculture, manufacturing, and small business development. Recent years have seen steady population growth led by the Wingham Business Improvement Area. The town benefits from its proximity to larger urban centers while maintaining a rural charm, attracting new residents and entrepreneurs. North Huron's economic development strategy emphasizes sustainable growth, job creation, and investment in infrastructure, making Wingham a promising hub for future expansion.

## ABOUT THE PROPERTY

Well-maintained legal 6-plex with phenomenal curb appeal. This fantastic investment opportunity has lots of unrealized upside potential, Unit 4 has a large, finished attic space with full ceiling height not being used at present, spacious coach house currently in use by the owner has potential to bring additional rental income or could potentially be converted to a 7th unit with city approval.



## PROPERTY DETAILS

### Unit Breakdown:

6 Units (5 x 1 Bedrooms, 1 x 2 Bedrooms) - 1 VACANT

**Construction:** Brick & Masonry

**Number of Stories:** 2

**Flooring Type:** Hardwood / Vinyl

**Lot Size:** 93' x 120'

**Legal Description:** PLAN 415 PT LOT 1 PT LOT 2

**Approx. Age:** 1885

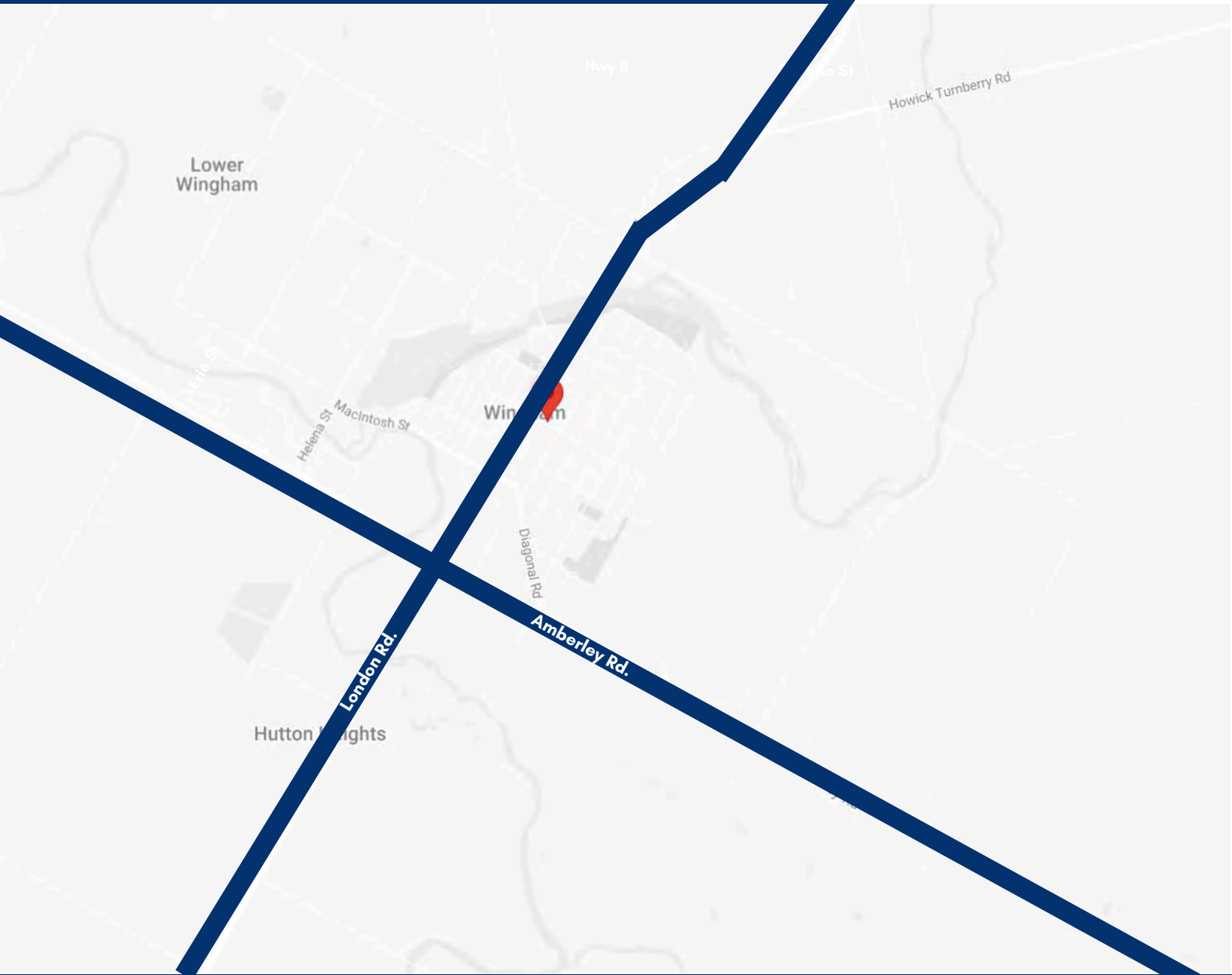


**Location:** Close to Cruickshank Park, Wingham & District Hospital, Wingham Health Campus, F.E. Madill Secondary, Maitland River Elementary, Westcast Community Complex, Foodland, McDonalds and many other amenities including restaurants & cafes



**Transportation:** Getting around Wingham, Ontario is easiest by car, as public transit is limited. London International Airport is approximately 1 hour 45 minutes south, while Toronto Pearson International Airport is about 2.5 hours east. The closest intercity bus access is in Clifford, roughly 30 minutes away, and VIA Rail service is available in Stratford, about 1 hour southeast.

# WINGHAM



**Nearest Grocery Store**  
Approx. 750m



**Nearest School**  
Approx. 900m

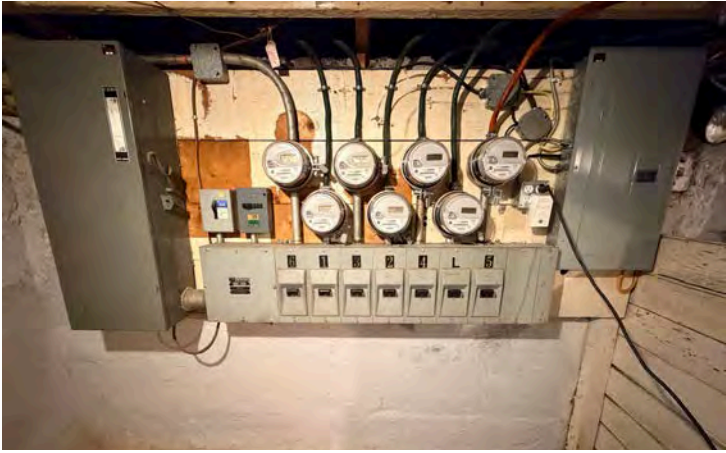


**Nearest Park**  
Approx. 200 m

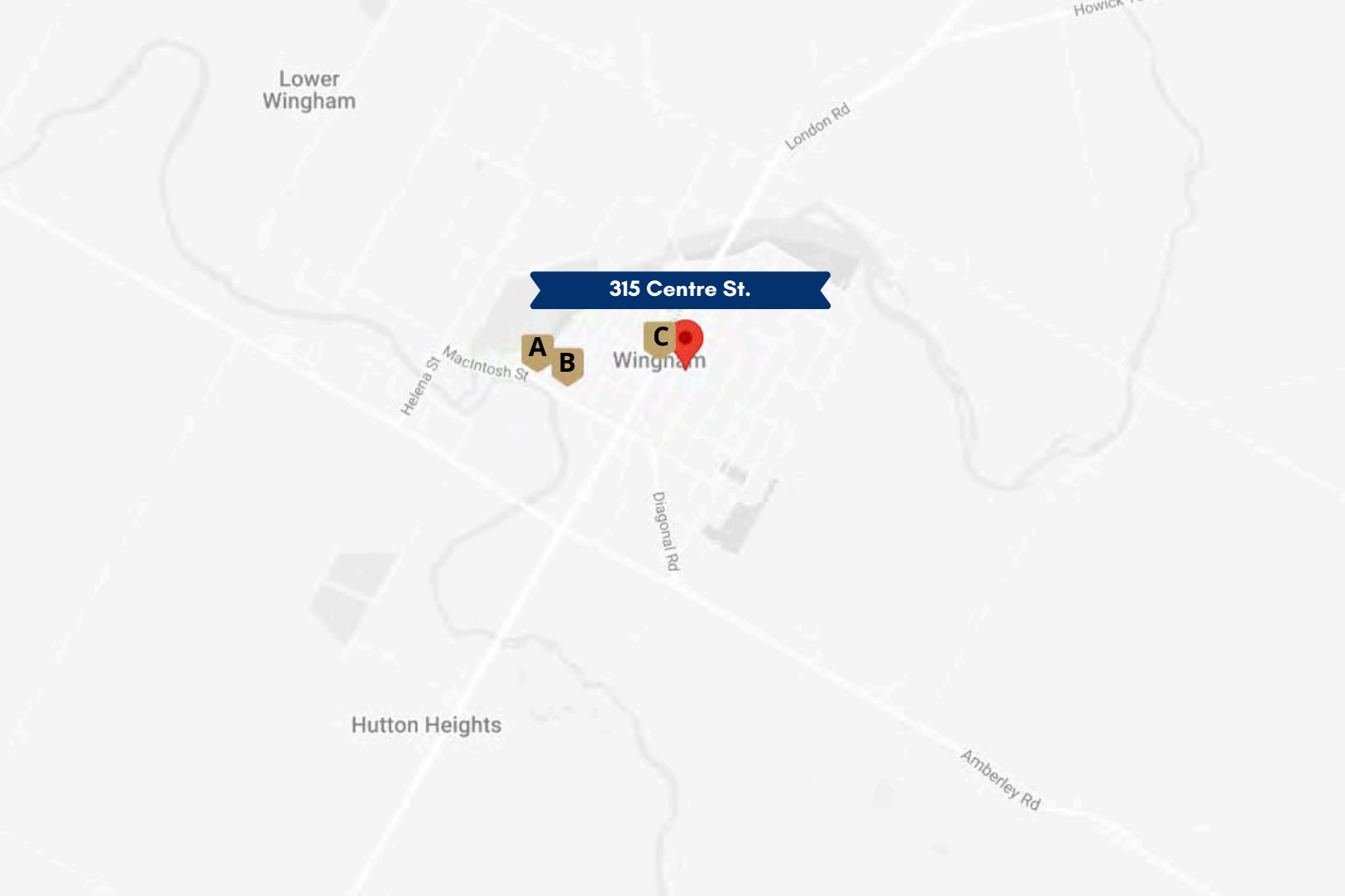
## ABOUT WINGHAM

Wingham, Ontario is a growing rural town with strong investment appeal. Its revitalized downtown, and expanding industries—like modular home manufacturing through Royal Homes—make it ideal for long-term growth. With proximity to larger urban centers and a supportive local government, Wingham offers investors a chance to capitalize on rising demand in southwestern Ontario’s housing market.

# ADDITIONAL PHOTOS



# RENTAL ANALYSIS



Comparable	Address	Size	Price	Distance
A	187 Victoria St. W	2 Bed	\$2,200	1.0 km
A	187 Victoria St. W	1 Bed	\$2,000	1.0 km
B	198 Leopold St.	1 Bed	\$1,400	800 m
C	Currie Line Loft	1 Bed	\$1,375	3.5 km



To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

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## ASHLEY LAPIER

Real Estate Broker



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