



## **Simcoe Town Centre, 150 West Street, Simcoe**

The 6 acre site is improved with a single storey 141,359 square foot community enclosed mall built circa 1982 and located in the Town of Simcoe, southwest of Hamilton on Highway #3.

### **How We Have Applied Our Experience**

The vendor client was exercising its right to sell the property following a mortgage default. The investor market was limited to only a few prospective investors. General weakness in the retail sector, low market growth potential and potential for the major tenant filing for bankruptcy all contributed to the limited investor market. A sale finally closed after the implementation of a documented marketing plan necessary to create an environment in which a sale could take place with proper safe guard against an improvident sale litigation challenge.