

\$639,900 - 402 Frood Road, Sudbury

MLS® #2124386

\$639,900

0 Bedroom, 0.00 Bathroom,
Other on 0.00 Acres

N/A, Sudbury, Ontario

Excellent investment opportunity with this well-maintained commercial/residential building in a prime location. The main floor offers a flexible office layout with 7 offices, currently rented for \$2,000/month on a triple-net basis (tenant also pays taxes, utilities, and insurance for the entire building). All interior office walls are non-load-bearing, allowing for maximum customization to suit future needs. The upper level, with a separate entrance, features two apartments: a 2-bedroom unit renting for \$1,650/month and a loft-style open-concept apartment renting for \$850/month—both on month-to-month leases, utilities included. The building is a former TD Bank, exceptionally well-built, and shows pride of ownership. Current owner occupies the main level and is willing to stay as a tenant for at least three more years, or vacate if buyer wishes to occupy. Vendor is also willing to consider a VTB (Vendor Take-Back) for qualified buyers. (id:6289)

Essential Information

Listing #	2124386
Price	\$639,900
Bathrooms	0.00
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information



Address	402 Frood Road
Subdivision	N/A
City	Sudbury
Province	Ontario
Postal Code	P3C4Z8

Amenities

Amenities	Shared Laundry, Shopping Area, Storefront, Vaulted Ceiling
Parking	Gravel

Interior

Heating	Boiler
Cooling	Central air conditioning

Exterior

Exterior	Brick
Roof	Other
Foundation	Block, Concrete

Listing Details

Listing Office	RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)
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