

# \$4,499,900 - 785 St Clair Street Street, Chatham

MLS® #25019449

**\$4,499,900**

0 Bedroom, 0.00 Bathroom, 15,500 sqft

Industrial on 0.00 Acres

N/A, Chatham, Ontario

Excellent Investment Opportunity! This offering includes two updated commercial buildings located in a high-traffic area adjacent to Chatham's Power Centre (Walmart, Superstore, and more). Situated on one of the busiest roads in the city, the property provides excellent exposure and accessibility. Both buildings are fully leased Long term leases - (Net Leases) to three established tenants, generating consistent rental income. Tenant responsible for TMI. Recent extensive renovations ensure well-maintained, modern spaces with strong tenant appeal. A turnkey opportunity ideal for investors seeking immediate returns and long-term potential. Prime commercial real estate in a sought-after location. Don't miss out—contact the listing agent for full financials and lease details. (id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | 25019449    |
| Price          | \$4,499,900 |
| Bathrooms      | 0.00        |
| Square Footage | 15,500      |
| Acres          | 0.00        |
| Type           | Industrial  |
| Sub-Type       | Freehold    |

## Community Information

Address 785 St Clair Street Street



|             |         |
|-------------|---------|
| Subdivision | N/A     |
| City        | Chatham |
| Province    | Ontario |
| Postal Code | N7L0E9  |

### Interior

|         |             |
|---------|-------------|
| Heating | Natural gas |
|---------|-------------|

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX PREFERRED REALTY LTD. |
|----------------|------------------------------|



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Listing information last updated on October 21st, 2025 at 12:01pm PDT