

\$9,450,000 - 174 West Street S, Orillia

MLS® #40615257

\$9,450,000

0 Bedroom, 0.00 Bathroom, 49,322 sqft
Office on 2.77 Acres

South Ward, Orillia, Ontario

Prime Office Building Investment in Orillia
Distinguished by its superior maintenance, strategic location, and strong investment potential, the building's strengths are: **PEAK MAINTENANCE:** Benefit from a property that's in excellent condition, with all capital improvements completed and up-to-date, ensuring a hassle-free investment. **SOLID RETURNS:** With 100% Occupancy, enjoy a 7.6% cap rate offering immediate cash flow. **IDEAL LOCATION:** Positioned directly across from the Orillia Recreation Centre and near amenities, this building is one of Orillia's most desirable office locations. **GROWTH POTENTIAL:** Located in an intensification node, anticipate capital appreciation with the city's forthcoming gentrification. Abutting 19.69 acre land also available as portfolio sale, along with another 23,477sf Orillia office building. (id:6289)

Essential Information

Listings #	40615257
Price	\$9,450,000
Bathrooms	0.00
Square Footage	49,322
Acres	2.77
Type	Office
Sub-Type	Freehold

Community Information



Address	174 West Street S
Subdivision	South Ward
City	Orillia
Province	Ontario
Postal Code	L3V6L4

Amenities

Amenities	Public Transit
Utilities	Electricity, Natural Gas, Telephone
Features	Elevator, Crushed stone driveway
Parking Spaces	160

Interior

# of Stories	3
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Exterior

Exterior	Brick Veneer
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Listing Details

Listing Office	Maven Commercial Real Estate Brokerage
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