

\$949,999 - 126 Main Street S, Rockwood

MLS® #40738530

\$949,999

0 Bedroom, 0.00 Bathroom, 4,295 sqft

Other on 0.12 Acres

43 - Rockwood, Rockwood, Ontario

An absolute steal in downtown Rockwood, this property is priced to move and the sellers are motivated to work with serious buyers to get a deal done. With a projected cap rate of 6.41% at the new list price of \$949,999, this fully tenanted, freestanding mixed-use building at 126 Main Street South delivers strong, stable income and long-term investment potential. The property generates \$60,925 in net operating income from three separate units: a main floor commercial space on a five-year lease, a spacious three-bedroom apartment on the second floor, and a well-kept two-bedroom basement unit. Each space offers in-suite laundry and individual heating controls, providing comfort and autonomy for tenants. The lot includes four dedicated parking spaces at the rear, with ample street parking nearby. Zoned C1 under Guelph/Eramosa, the building accommodates a wide range of commercial uses, and its high-visibility location adds to its appeal. A recent pre-inspection is available to serious buyers, making this a turnkey opportunity for investors seeking dependable returns in a growing community. (id:6289)



Essential Information

Listings #	40738530
Price	\$949,999
Bathrooms	0.00
Square Footage	4,295

Acres	0.12
Type	Other
Sub-Type	Freehold

Community Information

Address	126 Main Street S
Subdivision	43 - Rockwood
City	Rockwood
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Schools
Utilities	Electricity, Natural Gas, Telephone
Features	Crushed stone driveway
Parking Spaces	4

Interior

# of Stories	2
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Exterior

Exterior	Aluminum siding, Concrete
Construction	Concrete block, Concrete Walls
Foundation	Block

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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