

\$399,000 - 513 11th Avenue, Hanover

MLS® #40743713

\$399,000

0 Bedroom, 0.00 Bathroom, 1,600 sqft

Retail on 0.07 Acres

Hanover, Hanover, Ontario

Welcome to 513 11th Ave, Hanover – a well-maintained commercial building offering a solid investment in a high-traffic, amenity-rich location. This versatile property features two fully-leased commercial units, currently home to a popular cannabis retailer and a well-established laundromat – both benefiting from strong foot traffic and consistent clientele. Strategically situated just steps from schools, apartment complexes, restaurants, and numerous local businesses, this property enjoys excellent visibility and accessibility. The surrounding community ensures steady patronage for both existing tenants and presents a strong draw for any future businesses. Whether you’re expanding your investment portfolio or seeking a reliable income property in a thriving area, 513 11th Ave is a turnkey opportunity with great cash flow potential. Seller may consider VTB options for a qualified buyer. Monthly gross income is \$2830.00 (id:6289)



Essential Information

Listing #	40743713
Price	\$399,000
Bathrooms	0.00
Square Footage	1,600
Acres	0.07
Type	Retail
Sub-Type	Freehold

Community Information

Address	513 11th Avenue
Subdivision	Hanover
City	Hanover
Province	Ontario
Postal Code	N4N2S3

Amenities

Amenities	Schools
Features	Visual exposure

Interior

# of Stories	1
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Exterior

Exterior	Concrete
Construction	Concrete block, Concrete Walls

Listing Details

Listing Office	Vancor Realty Inc.
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