

\$2,000,000 - 6 To 12 Koval St, Pickle Lake

MLS® #TB251897

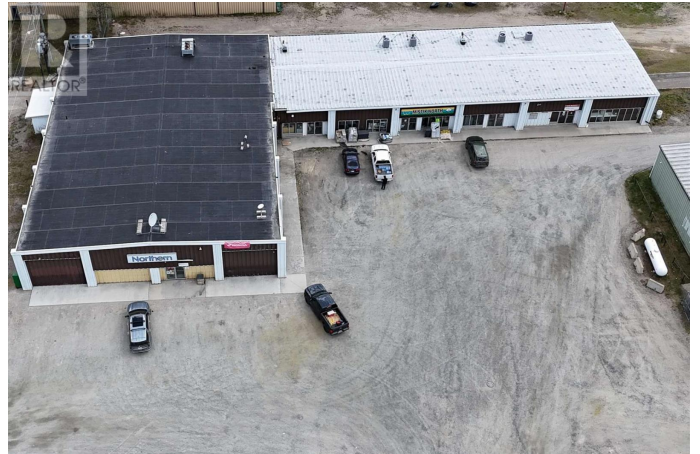
\$2,000,000

0 Bedroom, 0.00 Bathroom, 16,895 sqft

Other on 1.20 Acres

Pickle Lake, Pickle Lake, Ontario

Trophy Investment Asset – Fully Leased AAA-Tenant Strip Mall in Downtown Pickle Lake Rare opportunity to acquire one of the largest and most prominent commercial properties in downtown Pickle Lake. Strategically positioned at the epicenter of the town’s commercial core, this high-performing strip mall offers exceptional stability, visibility, and long-term value. With a 0% vacancy rate sustained over the past 3 years, every unit – including areas originally designated for common use in the last year – is fully leased. This property attracts and retains top-tier tenants, all of whom are AAA-rated and operating under Triple Net (NNN) leases, ensuring reliable, hands-off income for ownership. Recent capital upgrades include the installation of multiple new furnaces and a new compressor unit, enhancing energy efficiency and reducing ongoing maintenance expenses. Property Highlights: – Landmark commercial asset in downtown Pickle Lake – Fully leased – 0% vacancy over 3+ years – Even common areas monetized through leasing – Anchored by AAA tenants on Triple Net leases – Recent mechanical updates: new furnaces and compressor unit – High-traffic location with premium visibility and access – Strong in-place cash flow with minimal landlord obligations This is an ideal acquisition for investors seeking a secure, cash-flowing asset in a supply-constrained market. With a tenant roster of nationally and regionally recognized



businesses, this property offers long-term income certainty and low operational risk. Contact us today to request and schedule a private tour. (id:6289)

Essential Information

Listing #	TB251897
Price	\$2,000,000
Bathrooms	0.00
Square Footage	16,895
Acres	1.20
Type	Other

Community Information

Address	6 To 12 Koval St
Subdivision	Pickle Lake
City	Pickle Lake
Province	Ontario
Postal Code	P0V3A0

Amenities

Amenities	Storefront, Street Lighting
Utilities	Cable, Electricity, Telephone
Parking	Gravel, Other

Interior

Appliances	Alarm System
Heating	Electric Forced air
# of Stories	1

Exterior

Exterior	Metal
Exterior Features	Sprinkler system
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 NORTHERN CHOICE REALTY LTD.
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