

# \$1,995,000 - 137-139 Broadway, Orangeville

MLS® #W12380650

**\$1,995,000**

0 Bedroom, 0.00 Bathroom, 8,200 sqft

Retail on 0.00 Acres

Orangeville, Orangeville, Ontario

Calling all investors! An amazing opportunity to own one of the most iconic buildings in downtown Orangeville. 137-139 Broadway presents a prime mixed-use property with sought-after Central Business District (CBD) zoning, allowing for a wide range of commercial uses. The street level offers retail or food service space with excellent visibility and steady foot traffic along Broadway. The upper level includes two self-contained apartments, providing consistent rental income. Situated in the core of downtown and surrounded by shops, restaurants, and community amenities, this property combines strong income potential with exceptional exposure in one of Orangeville's most desirable locations. New commercial tenant in 5 year formal landlord lease and rent roll reflects a capitalization rate of approximately 5%. (id:6289)

## Essential Information

Listing #	W12380650
Price	\$1,995,000
Bathrooms	0.00
Square Footage	8,200
Acres	0.00
Type	Retail

## Community Information

Address	137-139 Broadway
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Subdivision	Orangeville
City	Orangeville
Province	Ontario
Postal Code	L9W1K2

### **Interior**

Heating	Natural gas Forced air
Cooling	Fully air conditioned

### **Exterior**

Lot Description	Bldg=35.09 x 132 FT
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### **Listing Details**

Listing Office	ROYAL LEPAGE RCR REALTY
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