

\$999,900 - 1319 Yonge Street S, Brockton

MLS® #X11928122

\$999,900

0 Bedroom, 3.00 Bathroom, 3,044 sqft

Retail on 0.00 Acres

Brockton, Brockton, Ontario

Seize the opportunity to establish your entrepreneurial presence in a prime commercial building, formerly an O.P.P. station, located in a prominently visible, high-traffic area. Currently operating as a successful cafe, this property is zoned C3, offering a wide range of potential uses. Situated on a large lot allows space for expansion and growth. The oversize parking lot with two access points is a significant bonus, ensuring convenience for both customers and staff. This commercial building is ideally situated to cater to a diverse range of consumers. Located across from two schools, it benefits from steady foot traffic of students, parents and teachers. It's proximity to thriving residential areas ensures access to a consistent customer base, while its close connection to commercial and industrial zones offers opportunities to engage with professionals and businesses. Located at a key intersection of a busy highway, serving as the main gateway for traffic coming into town from both the south and west. This prime position ensures high visibility and easy access, making it an ideal location to capture significant traffic flow from multiple directions. Vacant commercial adjacent lot is also for sale (see MLS #X11940233) for entrepreneurs looking for a larger combined parcel. (id:6289)



Essential Information

Listing #	X11928122
Price	\$999,900
Bathrooms	3.00
Square Footage	3,044
Acres	0.00
Type	Retail

Community Information

Address	1319 Yonge Street S
Subdivision	Brockton
City	Brockton
Province	Ontario
Postal Code	N0G2V0

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	30

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=75.78 x 56.39 M
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Listing Details

Listing Office	eXp Realty
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