

\$925,000 - 45 Pembroke Street W, Pembroke

MLS® #X11930771

\$925,000

0 Bedroom, 1.00 Bathroom, 6,000 sqft

Retail on 0.00 Acres

530 - Pembroke, Pembroke, Ontario

Unlock an exceptional business opportunity with this fully equipped and operational sporting goods store, strategically located in the heart of downtown Pembroke. Housed in a spacious 6,000-square-foot building, this property combines modern updates with a high-traffic location, making it the ideal investment for entrepreneurs or established businesses looking to expand. Property Features; 6,000 sqft of updated retail space, ensuring a modern shopping experience. Numerous recent renovations, ROOF membrane 2023, Store front windows (2023 /2024) offering a turnkey solution with minimal upfront investment in infrastructure. Sale includes ALL stock in handready for immediate operation with a wide array of high-quality sporting goods, for hockey, skiing, baseball, custom sports team apparel and more. Fully equipped with all necessary machinery and fixtures, providing a seamless transition for new ownership. Situated in the bustling downtown core of Pembroke, benefiting from consistent foot traffic and excellent visibility. Surrounded by complementary businesses and services, enhancing customer accessibility and synergy. Convenient access with ample nearby parking and strong community support for local businesses. This rare offering combines a premium location with a fully stocked and operational setup, making it perfect for anyone seeking a hassle-free entry into the sporting goods industry. Whether you're looking to build on an established



customer base or bring fresh ideas to an already thriving market, this opportunity provides the perfect foundation for success. Don't miss your chance to own a turnkey sporting goods store in one of Pembroke's most desirable commercial districts. Buyer(s) MUST be approved by Play It Again sports to finalize a purchase! Financial records available for preapproved buyers, VTB available provided there is a significant down payment. (id:6289)

Essential Information

Listing #	X11930771
Price	\$925,000
Bathrooms	1.00
Square Footage	6,000
Acres	0.00
Type	Retail

Community Information

Address	45 Pembroke Street W
Subdivision	530 - Pembroke
City	Pembroke
Province	Ontario
Postal Code	K8A5M5

Interior

Heating	Electric Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=30 x 99.25 FT ; none
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Listing Details

Listing Office	RE/MAX PEMBROKE REALTY LTD.
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