

\$849,000 - 662 Gustavus Street, Saugeen Shores

MLS® #X12035971

\$849,000

0 Bedroom, 2.00 Bathroom, 3,589 sqft

Office on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

EXCEPTIONAL OPPORTUNITY IN THE PROGRESSIVE COMMUNITY OF SAUGEEN SHORES ON THE SHORE OF LAKE HURON. THIS PREMIER OFFICE BUILDING IS PERFECTLY LOCATED IN THE CC-3 ZONE ALLOWING A MULTITUDE OF USES. THE BUILDING CURRENTLY HAS 2550 OF USUABLE SQUARE FOOTAGE LEASED TO A PREFERRED TENANT. OFFERING A GREAT RETURN ON INVESTMENT. YEARLY MINIMUM RENT IS \$41,000.00. IN ADDITION UTILITIES PAID BY TENANT. THIS PROVIDES A SIGNIFICANT CAP RATE . ALSO ALLOWS 1,300 SQUARE FEET FOR POSSIBLE ADDITIONAL RENTAL OPPORTUNITIES OR FOR THE OWNER'S USE. THIS 3889 SQ. FT. BUILDING HAS BEEN METICULOUSLY CARED FOR AND PROFESSIONALLY RENOVATED IN 2019 WITH THE WINDOWS REPLACED AND IS MOVE IN READY. CONVENIENTLY LOCATED AND CURRENTLY PARTIALLY LEASED AS A MEDICAL CLINIC AND PERFECTLY LAID OUT FOR USE AS A MULTI DISCIPLINARY PRACTISE. CURRENTLY CONFIGURED WITH 9 TREATMENT ROOMS, 1 OFFICE, EXERCISE AREA, RECEPTION/WAITING ROOM, STAFF AREA, AND 2 WASHROOMS. THE UNLEASED LARGE STORAGE ROOM AND LOADING DOCK OFF THE REAR LANE WITH A SEPERATE REAR ENTRANCE MAY OFFER MANY OTHER OPPORTUNITIES. THERE IS ON-SITE PARKING AS WELL AS



PUBLIC PARKING NEARBY. THE BUILDING IS IDEALLY LOCATED CLOSE TO BRUCE POWER, AND OPPORTUNITIES OF DEVELOPMENT MAY ALSO BE AVAILABLE. NOTE: THE IGUIDE VIRTUAL TOUR WAS BUILT PRIOR TO THE CURRENT LEASE.
(id:6289)

Essential Information

Listing #	X12035971
Price	\$849,000
Bathrooms	2.00
Square Footage	3,589
Acres	0.00
Type	Office

Community Information

Address	662 Gustavus Street
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C0

Amenities

Parking Spaces	7
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Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=66 x 132 FT
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Listing Details

Listing Office	Sutton-Huron Shores Realty Inc.
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