

\$999,000 - 2024 Dufferin Avenue, Chatham-Kent (wallaceburg)

MLS® #X12146404

\$999,000

0 Bedroom, 0.00 Bathroom, 43,300 sqft
Business on 4.99 Acres

Wallaceburg, Chatham-Kent (wallaceburg),
Ontario

Mixed-Use Investment Powerhouse on Nearly 5 Acres! High Income, Prime Zoning, Endless Potential! Unlock Immediate Cash Flow and Long-Term Upside with this 43,300 sq. ft. Mixed-Use Complex on 4.99 Acres of High-Visibility Commercial Land. This Exceptional Opportunity Features a Solid Income Base with 19 Residential Units (8 1-bedroom, 10 2-bedroom, 1 3-bedroom), 6 Commercial Storefronts, and 50+ On-Site Parking Spaces. With a Projected Net Annual Income of \$200,000, this Income-Producing Property Offers Stability from Day One while Zoning Flexibility and Prime Frontage Open the Door to Significant Value-Add Potential. Ideal for Coffee Shops, Drive-Thrus, Car Washes, or Retail Developments. Backed by Heavy Power Capacity, Recent Upgrades, and Strong Development Potential, this Asset is Suited for Investors Seeking a Profitable, Versatile, and Expandable Commercial Holding. Permitted Uses Include: Automobile Sales & Service, Take-Out Restaurants, Furniture Stores, Hotels/Motels, Taverns, and Wholesale Establishments. Profitable & Flexible. Built to Grow. Financials Available to Qualified Buyers. C (id:6289)



Essential Information

Listing #	X12146404
Price	\$999,000
Bathrooms	0.00
Square Footage	43,300
Acres	4.99
Type	Business

Community Information

Address	2024 Dufferin Avenue
Subdivision	Wallaceburg
City	Chatham-Kent (wallaceburg)
Province	Ontario
Postal Code	N8A4M4

Interior

Heating	Natural gas Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office	FOREST HILL REAL ESTATE INC.
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