

\$1,199,800 - 533-537 Christina Street N, Sarnia

MLS® #X12154540

\$1,199,800

0 Bedroom, 0.00 Bathroom, 7,000 sqft

Retail on 0.00 Acres

Sarnia, Sarnia, Ontario

CALLING ALL INVESTORS & ENTREPRENEURS! TWO TENANTED PROPERTIES! UNBELIEVABLE INVESTMENT OPPORTUNITY TO OWN TWO COMMERCIAL & RESIDENTIAL MIXED-USE BUILDINGS KNOWN AS #533 & #537 CHRISTINA ST.N., SARNIA. 72' FT OF FRONTAGE X 132' DEPTH LOTS OF PRIME REAL ESTATE WITH HIGH VISIBILITY AND TRAFFIC COUNT SITUATED IN THE DOWNTOWN CORE, CLOSE PROXIMITY TO SARNIA'S CENTENNIAL PARK & BEAUTIFUL WATERFRONT. THIS PARCEL BOASTS RESIDENTIAL TENANTED APARTMENTS & COMMERCIAL BUILDINGS THAT HAVE BEEN HOME FOR OVER 60 YEARS TO ESTABLISHED FAMILY OWNED TRAVEL AGENCY & PRINTING COMPANY, BOTH SARNIA LANDMARKS, AS WELL AS A LOCAL MULTI-CUISINE TAKE OUT. THIS PACKAGE DEAL OFFERS LOTS OF ROOM TO EXPAND OR CREATE NEW BUSINESS & DEVELOPMENT. CURRENTLY, A GOOD GENERATING INCOME PER YEAR WITH A 7% CAP RATE, WHICH COULD INCREASE WITH FURTHER DEVELOPMENT OF THE LAND WITH (GC-3) GENERAL COMMERCIAL 3 ZONING. LOCATED NEAR THE BLUEWATER BRIDGES(US BORDER) & HWY 402 MAKING COMMUTING EASY. ON SITE FRONT & BACK PARKING PROVIDES EASY ACCESS FOR CLIENTELE, THE LOCATION IS YOUR BLANK CANVAS READY FOR ENDLESS



Essential Information

Listing #	X12154540
Price	\$1,199,800
Bathrooms	0.00
Square Footage	7,000
Acres	0.00
Type	Retail

Community Information

Address	533-537 Christina Street N
Subdivision	Sarnia
City	Sarnia
Province	Ontario
Postal Code	N7T5W5

Interior

Heating	Natural gas Forced air
Cooling	None

Exterior

Lot Description	72 x 264 FT
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Listing Details

Listing Office	RE/MAX METROPOLIS REALTY
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Listing information last updated on October 27th, 2025 at 3:16am PDT