

\$949,999 - 126 Main Street S, Guelph/eramosa (rockwood)

MLS® #X12203293

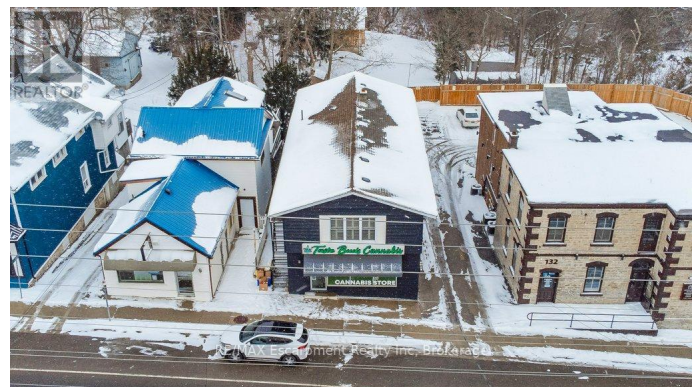
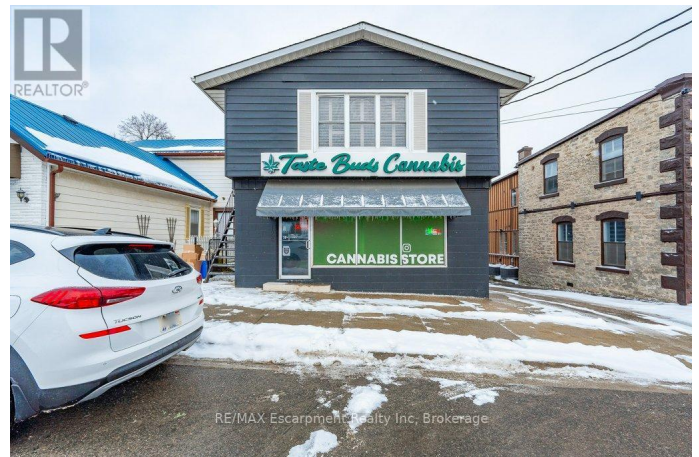
\$949,999

0 Bedroom, 4.00 Bathroom, 4,295 sqft

Retail on 0.12 Acres

Rockwood, Guelph/eramosa (rockwood),
Ontario

An absolute steal in downtown Rockwood, this property is priced to move and the sellers are motivated to work with serious buyers to get a deal done. With a projected cap rate of 6.41% at the new list price of \$949,999, this fully tenanted, freestanding mixed-use building at 126 Main Street South delivers strong, stable income and long-term investment potential. The property generates \$60,925 in net operating income from three separate units: a main floor commercial space on a five-year lease, a spacious three-bedroom apartment on the second floor, and a well-kept two-bedroom basement unit. Each space offers in-suite laundry and individual heating controls, providing comfort and autonomy for tenants. The lot includes four dedicated parking spaces at the rear, with ample street parking nearby. Zoned C1 under Guelph/Eramosa, the building accommodates a wide range of commercial uses, and its high-visibility location adds to its appeal. A recent pre-inspection is available to serious buyers, making this a turnkey opportunity for investors seeking dependable returns in a growing community. (id:6289)



Essential Information

Listing # X12203293

Price \$949,999

Bathrooms	4.00
Square Footage	4,295
Acres	0.12
Type	Retail

Community Information

Address	126 Main Street S
Subdivision	Rockwood
City	Guelph/eramosa (rockwood)
Province	Ontario
Postal Code	N0B2K0

Amenities

Parking Spaces	4
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc
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Listing information last updated on October 25th, 2025 at 2:01am PDT