

# \$998,000 - 227 Colborne Street, Central Elgin (port Stanley)

MLS® #X12249455

**\$998,000**

0 Bedroom, 3.00 Bathroom, 4,203 sqft  
Retail on 0.00 Acres

Port Stanley, Central Elgin (port Stanley),  
Ontario

This is the opportunity of a lifetime to purchase a landmark building in an incredible downtown location in Port Stanley. The building is located at a stoplight location on a heavily trafficked county roadway. Expect plenty of walk-by traffic as well. 4 commercial units paying rent and a highly in-demand downtown residential apartment. Over 4000 square feet of rentable square footage. Rents are actualized and at market value. Net Rents approaching \$85,000. There is also the opportunity to purchase the Apropos business as well as the building and land. The business is a high reputed, household name in Port Stanley that retails fine clothing and accessories. It comes with significant goodwill. There are plenty of allowable uses for the property under current zoning. Port Stanley is developing quickly ahead of the Volkswagen EV Gigafactory launch. This is a perfect place for a savvy investor to have their money go to work. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12249455 |
| Price          | \$998,000 |
| Bathrooms      | 3.00      |
| Square Footage | 4,203     |

|       |        |
|-------|--------|
| Acres | 0.00   |
| Type  | Retail |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 227 Colborne Street          |
| Subdivision | Port Stanley                 |
| City        | Central Elgin (port Stanley) |
| Province    | Ontario                      |
| Postal Code | N5L1C2                       |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

### Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Bldg=82.91 x 125 FT |
|-----------------|---------------------|

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | ROYAL LEPAGE TRILAND REALTY |
|----------------|-----------------------------|



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