

# \$799,000 - 202421 Highway 21 N, Georgian Bluffs

MLS® #X12303135

**\$799,000**

0 Bedroom, 0.00 Bathroom, 3,500 sqft

Retail on 0.00 Acres

Georgian Bluffs, Georgian Bluffs, Ontario

Fantastic investment opportunity on the highly visible and bustling Sunset Strip (Highway 21), just outside Owen Sound. This well-maintained commercial building offers exceptional exposure, ample on-site parking, and over 3,500 square feet of space. The main floor features a large reception area, 10 individual usable rooms plus a laundry room, storage room and a 2-piece bathroom. This C4 zoned commercial space offers flexibility for a variety of commercial or professional uses. The upstairs has a 3-bedroom, 1.5-bath apartment which is included in the current lease. The property currently has an excellent long-term commercial tenant. The tenant has the option to rent for the next 16 years. It has an excellent triple net lease, so the taxes, bills, general repairs, and insurance are covered by the tenant. The 6.5 cap rate makes it an ideal property for all investors. If you are looking to expand your commercial portfolio this property checks all the boxes. (id:6289)

## Essential Information

Listings #	X12303135
Price	\$799,000
Bathrooms	0.00
Square Footage	3,500
Acres	0.00
Type	Retail

## Community Information



Address	202421 Highway 21 N
Subdivision	Georgian Bluffs
City	Georgian Bluffs
Province	Ontario
Postal Code	N4K5N7

### Amenities

Amenities	Highway
Parking Spaces	10

### Interior

Heating	Natural gas Other
Cooling	Fully air conditioned

### Exterior

Lot Description	80 x 190 FT
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### Listing Details

Listing Office	Ron Hopper Real Estate Ltd.
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