

\$389,900 - 140 Cameron Street, Sarnia

MLS® #X12324875

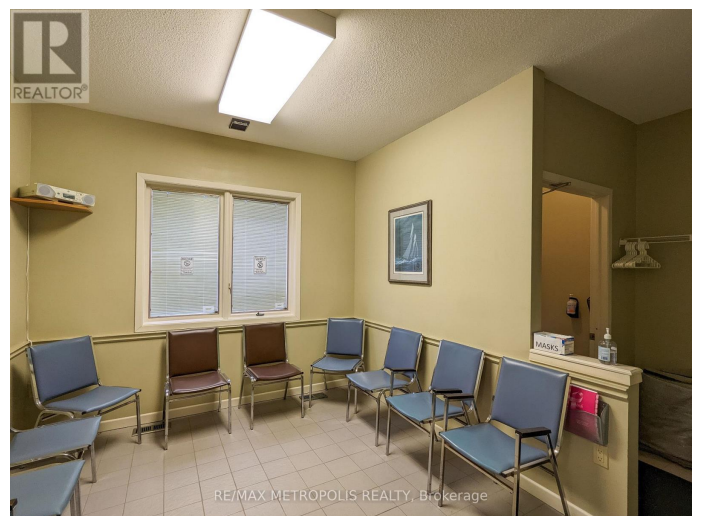
\$389,900

0 Bedroom, 0.00 Bathroom, 2,400 sqft

Office on 0.00 Acres

Sarnia, Sarnia, Ontario

INCREDIBLE INVESTMENT OPPORTUNITY OR PERFECT FOR A COMMERCIAL OWNER OCCUPIED TENANT TO OWN A PRISTINE, 2,400 SQ FT OF FINISHED SPACE, 1 STOREY COMMERCIAL, PREVIOUS MEDICAL BUILDING WITH CLOSE PROXIMITY TO BLUEWATER HEALTH HOSPITAL & CENTRAL SARNIA AMENITIES. ON-SITE PAVED PARKING IN BACK OF BUILDING, WITH 2 SEPARATE GRADE ENTRANCES AT SIDE & BACK FOR EASY ACCESS FOR PATIENTS OR CLIENTELE. PERFECT SET UP WITH A WAITING ROOM, 2 MAIN OFFICES HAVE VAULTED CEILINGS WITH LARGE SKYLIGHT, BRINGING IN NATURAL SUNLIGHT THROUGHOUT. THERE IS A SPACIOUS RECEPTION AREA & TREATMENT ROOMS ARE WELL APPOINTED. THE ONE 2 PC WASHROOM IS HANDICAP ACCESSIBLE, MAKING PATIENTS ACCESSIBILITY VERY FUNCTIONAL. THE BUILDING IS EQUIPPED WITH A SECURITY SYSTEM & FIBRE OPTIC. POTENTIAL TO ADD ADDITIONAL TENANT(S) FOR ADDED INCOME IN THE LOWER LEVEL ALREADY EQUIPPED WITH ANOTHER 2 PC. WASHROOM & SPACIOUS SEPARATE ROOM LAYOUT. THIS METICULOUSLY MAINTAINED BRICK STRUCTURE HAS GREAT CURB APPEAL & HAS MANY POSSIBILITIES WITH (GC-1) GENERAL COMMERCIAL ZONING. HOT WATER TANK IS ELECTRIC & OWNED



Essential Information

Listing #	X12324875
Price	\$389,900
Bathrooms	0.00
Square Footage	2,400
Acres	0.00
Type	Office

Community Information

Address	140 Cameron Street
Subdivision	Sarnia
City	Sarnia
Province	Ontario
Postal Code	N7T4V8

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	50.13 x 100.26 FT
-----------------	-------------------

Listing Details

Listing Office	RE/MAX METROPOLIS REALTY
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 27th, 2025 at 3:16am PDT