

\$375,000 - 99 1st Avenue S, Arran-Elderslie

MLS® #X12341964

\$375,000

0 Bedroom, 2.00 Bathroom, 3,245 sqft

Retail on 0.00 Acres

Arran-Elderslie, Arran-Elderslie, Ontario

This is a fantastic opportunity for someone looking to invest in a commercial property in Downtown Chesley! This Historic brick building has both commercial & residential spaces with multiple options. Enjoy the benefits with three steady revenue streams!! The main floor restaurant is leased as Restaurant space and recently renovated with new flooring, signage and seating area with dining counter, Hot Table and cold display case. A welcome Breakfast spot in to town. Fully equipped with a walk-in cooler, fire suppression system, gas stove, double ovens, freezer, and prep area. Office, Basement storage space and convenient back access for deliveries. Electric Furnace Forced air, 200 amp service. Two occupied apartments upstairs with steady stream of rental income. One 2 bedroom and one 1 bedroom, each with their own laundry. Baseboard Heating, separate hydro meters and Hot water tanks upgraded in 2019. Water billed separately and currently paid by the landlord. Chesley is a busy town with plenty of opportunities, and its a short drive Owen Sound, surrounding towns and Lake Huron. This property provides a great balance of commercial potential and residential income, all in a welcoming community near major employment opportunities. High cap rate of over 10% with all three spaces leased. All equipment/appliances as is. NEW photos of renovated Restaurant space to come!

(id:6289)



Essential Information

Listing #	X12341964
Price	\$375,000
Bathrooms	2.00
Square Footage	3,245
Acres	0.00
Type	Retail

Community Information

Address	99 1st Avenue S
Subdivision	Arran-Elderslie
City	Arran-Elderslie
Province	Ontario
Postal Code	N0G1L0

Interior

Appliances	Dryer, Freezer, Oven, Washer
Heating	Electric Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=17 x 184.68 FT
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Listing Details

Listing Office	COLDWELL BANKER THE REAL ESTATE CENTRE
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