

\$649,900 - 533 Christina Street N, Sarnia

MLS® #X12453020

\$649,900

0 Bedroom, 0.00 Bathroom, 3,500 sqft

Retail on 0.11 Acres

Sarnia, Sarnia, Ontario

CALLING ALL INVESTORS & ENTREPRENEURS!! HERE IS YOUR OPPORTUNITY TO OWN A RESIDENTIAL & COMMERCIAL MIXED USE PARCEL KNOWN AS: 533 CHRISTINA ST.N., SARNIA. PRIME FRONTAGE BUILDING WITH HIGH VISIBILITY & TRAFFIC COUNT SITUATED IN THE DOWNTOWN CORE, CLOSE PROXIMITY TO SARNIA'S CENTENNIAL PARK & BEAUTIFUL WATERFRONT. THIS PARCEL BOASTS A RESIDENTIAL TENANTED APARTMENT AS WELL AS LONG TERM ESTABLISHED COMMERCIAL TENANTS TO FAMILY OWNED TRAVEL AGENCY & PRINTING COMPANY FOR OVER 60+ YEARS. (GC-3) GENERAL COMMERCIAL 3 ZONING ALLOWS FOR A WIDE RANGE OF COMMERCIAL, RETAIL & SERVICE BUSINESSES. LOTS OF ROOM TO EXPAND OR CREATE NEW BUSINESS & DEVELOPMENT. CURRENTLY, A GOOD GENERATING INCOME PER YEAR WITH A 8% CAP RATE. LOCATED NEAR THE BLUEWATER BRIDGES (US BORDER) & HWY 402 MAKING COMMUTING EASY. ON SITE FRONT & BACK PARKING PROVIDES EASY ACCESS FOR CLIENTELE. THE LOCATION IS YOUR BLANK CANVAS READY FOR ENDLESS POSSIBILITIES! ADD THIS RARE REAL ESTATE PARCEL TO YOUR PORTFOLIO TODAY, IT IS ALREADY MAKING GOOD MONEY! (id:6289)



Essential Information

Listing #	X12453020
Price	\$649,900
Bathrooms	0.00
Square Footage	3,500
Acres	0.11
Type	Retail

Community Information

Address	533 Christina Street N
Subdivision	Sarnia
City	Sarnia
Province	Ontario
Postal Code	N7T5W5

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX METROPOLIS REALTY
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