

\$899,900 - 100 Trafalgar Road, Erin

MLS® #X12459965

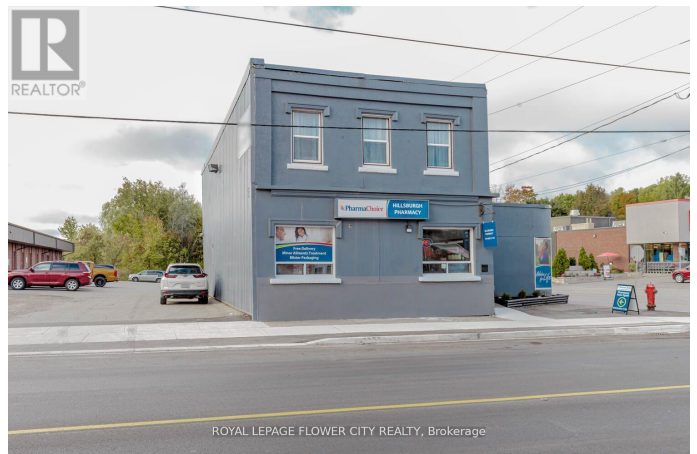
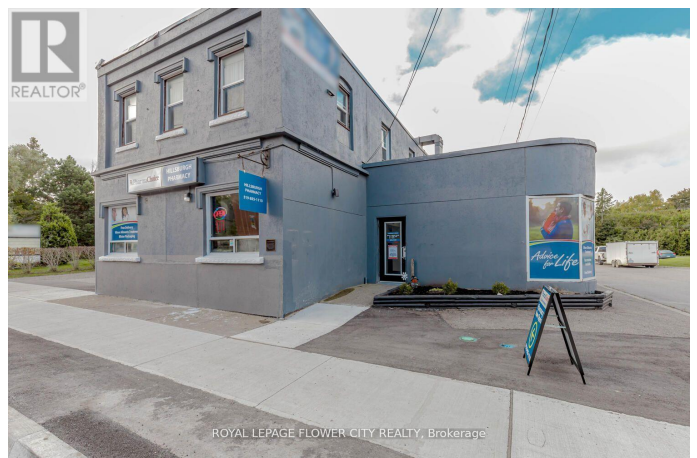
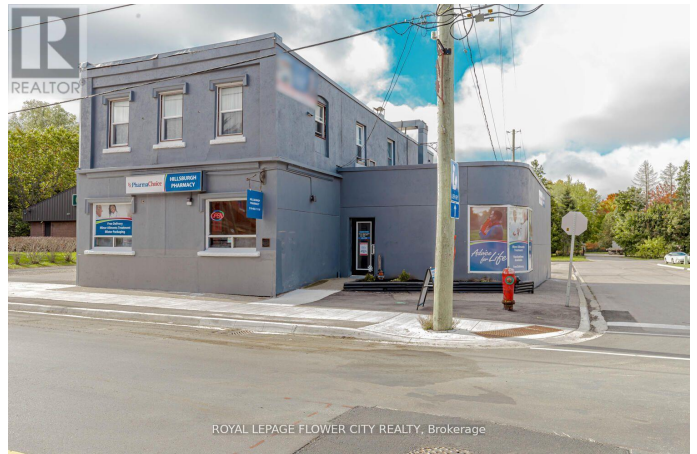
\$899,900

0 Bedroom, 0.00 Bathroom, 3,650 sqft

Retail on 0.00 Acres

Rural Erin, Erin, Ontario

Situated On PRIME LOCATION !! This commercial property presents an exceptional investment opportunity. It is strategically situated on the busy main street of Hillsburgh, guaranteeing a high volume of traffic and excellent visibility. Currently, the property generates a monthly income of \$6,200, boasting a cap rate of 6.4%. It is fully leased with Main Floor Is Leased with Pharmacy on renewal options and upstairs 2 updated residential units are with long term Tenants. This property is not just attractive from a financial standpoint; it has also received recent structural and mechanical upgrades, with more than \$150,000 spent on renovations. The c-1 zoning allows for a variety of commercial uses, adding to its appeal for potential tenants. Conveniently located in close proximity to a range of amenities, including a grocery store, arena, and veterinary clinic, the property also offers ample parking for both tenants and customers, further enhancing its appeal. Overall, this commercial property represents an exceptional investment opportunity due to its prime location, consistent rental income, recent updates, and potential for additional revenue streams. A portion of the lot is leased on a grandfathered 99 year lease (20.03ft X 52.29ft)PIN (711390220) from the Township of Erin. (id:6289)



Essential Information

Listing #	X12459965
Price	\$899,900
Bathrooms	0.00
Square Footage	3,650
Acres	0.00
Type	Retail

Community Information

Address	100 Trafalgar Road
Subdivision	Rural Erin
City	Erin
Province	Ontario
Postal Code	N0B1Z0

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	45.46 x 115.47 FT
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Listing Details

Listing Office	ROYAL LEPAGE FLOWER CITY REALTY
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