

\$1,450,000 - 1 - 37 Ontario Street N, Lambton Shores (grand Bend)

MLS® #X12463426

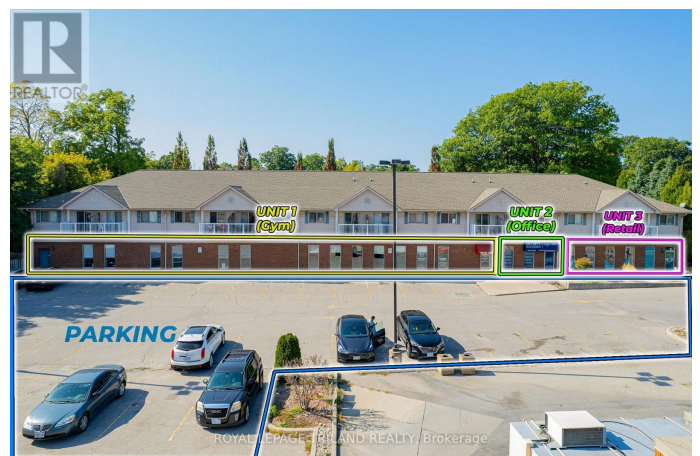
\$1,450,000

0 Bedroom, 0.00 Bathroom, 9,000 sqft

Retail on 1.01 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

****ATTENTION INVESTORS**** scoop up an easy 6 CAP with this hassle free GRAND BEND income opportunity just steps to the 3rd best beach in Canada & situated in a high traffic location in one of the fastest growing rural towns in the country! Attention investors in search of a STABLE & SECURE venue to park some money: This young & fresh 9000 SQ FT 3-UNIT/TRIPLE TENANT commercial condo provides reliable fixed term income across 3 separate units generating just over \$90K per yr collectively on 3 separate term leases, all leased (NET NET on part), w/the healthy TMI/CAM (an additional \$60K + UTILITIES) leaving the owner w/ ZERO expenses per yr! As most savvy income-minded investors are aware, successful business tenants in a growing community are likely a safer bet than equities, which is likely the catalyst for the substantial investments that have been made in the Grand Bend area over past 36 months, all simultaneous to more & more families & younger generational buyers migrating to the beach for year round living! Bottom line, the smart money is recognizing this trend & its here in Grand Bend. During the past 4 years alone, there has been approximately 10 X more capital invested on individual property sales for development & investment purposes on commercial & mixed use properties in



Grand Bend than the total amount spent on such land & buildings in the previous 20 yrs COMBINED! Why is all of this so crucial for a commercial income property like this one? Because, these trends result in stronger customer bases for the year round commercial tenants at this excellent location! And w/ commercial tenancy, landlord's upkeep responsibilities are minimal + the Commercial Tenancies Act is more landlord friendly than the RTA! This offering provides easy low hassle income in a prime spot w/ everlasting visibility directly across from the Tim Horton's drive thru! Plus, the potential 2 new EV chargers (currently in the approval phase) could generate even more income! 10+ all around! (id:6289)

Essential Information

Listing #	X12463426
Price	\$1,450,000
Bathrooms	0.00
Square Footage	9,000
Acres	1.01
Type	Retail

Community Information

Address	1 - 37 Ontario Street N
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Amenities

Amenities	Highway, Recreation
Features	Irregular lot size

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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