



7458 Hwy #26, Unit 11, Stayner, Ontario, L0M 1S0
Phone: 705-428-3349 or Fax: 705-428-0416



7271 Highway 26

\$269,000.

Lot Size : 24 ft x Irregular
Legal Description: Lot H, SS Main St plan 381, & Pt Lt w/s Huron PL 68, Pt 12 ft & pt 13.2 ft lanes Pl 381 St Row
HVAC: Nat. Gas / Hot Water, Radiator
Site Influences: Hwy Access, Visual Exposure, Shopping Nearby, High Traffic Location
Total Sq. Ft: 4008
Taxes: 5,189.60
Driveway: Gravel, Paved
Construction: Stone, Wood Frame, Brick
Roof: Asphalt, Tar
Floor: Concrete, Wood
Type: Commercial/Retail, Residential unit
Services: Sewer, Cable, Telephone, Nat. Gas, Hydro
Title: Freehold

Comments

Large single use commercial unit with potential consisting of 2500+ sq. ft. with single apartment above presently set up as 2 bedrooms (note room sizes) and consists of approximately 1400 sq. ft. heating system is Hot Water Gas for the whole building and tenants pay all heat and hydro. This property has rear lane access and a much used municipal land along the west side of the building. Lots of municipal parking at the rear of this property.

Rent Revenue
 7271 HIGHWAY 26

Greenview Graphics	\$ 1,500.00	
Apartment	\$ 975.00	
	\$ 2,475.00 x 12 -	\$29,700
Expense		
Water and Sewer	\$ 550.00	
Insurance	\$ 2,200.00	
Taxes	\$ 5,189.60	\$7,939.60

29,700.00 - \$7,939.60 = \$21,760.40

MLS#20114098

Listing Agent: Bart Chapman

