

\$799,900 - 1 SIMCOE Street

Listing ID: 40514503

\$799,900

, 0.05 acres

Office

1 SIMCOE Street, Penetanguishene,
Ontario, L9M1V2

Incredible Investment Opportunity Ready For Immediate Possession. Conveniently Located In Historic Downtown Penetanguishene, This Very Clean Three-Unit Corner Building Off Main Street Still Has Its High Ceilings And Original Vaults From 20th Century Tenants (Bank & Insurance Brokers). Occupies A Prime Location For High Traffic Storefront Businesses And Remains Ideally Accessible For Residential Tenants. Unit "A" Offers A Large Open Concept Main Level Commercial Space With Separate Office And An Additional Full-Height Basement (Dry) For Storage And A Bathroom. Unit "B" Consists Of Two Large Rooms, Two Basement Storage Spaces And A Bathroom. Both Commercial Units Have Great Visibility From Main Street. The Upper Level Of The Building, Previously Configured As Two Separate Residential Units, Has More Recently Been Opened Up Into One Large 2-Bed/2-Bath Apartment Space With High Ceilings, Original Hardwood Floors And Lush Carpeting. Potential Of Redeveloping The Second Unit Would Be A Great Way To Increase Revenues And Make The Building Even More Profitable. All Units In The Building Are Currently Vacant And Ready For

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Tenants To Move In At Market Rents,
Meaning You'll Be Able To Choose Your
Own Tenants And The Property Will Be
Profitable From The Beginning, With
Estimated Potential Rents Of Over \$5100/M
As Is - Or More If A Fourth Unit Is Created.
This Is Also A Great Opportunity To Open
A Business And Live Where You Work,
While Still Capitalizing On Some Rental
Income. A Great Opportunity To Own A
Unique Building In An Exceptional Small-
Town Setting. Don't Miss This Excellent
Opportunity To Invest. (id:50245)

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