

# \$1,095,000 - 88 JAMES Street

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## Listing ID: 40588758

**\$1,095,000**

, 0.14 acres

Office

88 JAMES Street, Parry Sound, Ontario,  
P2A1T9

Key Investment Opportunity. Discover an exceptional commercial investment opportunity at 88 James St. in the heart of Parry Sound. This property offers a dynamic blend of stable rental income, strategic location and potential for future growth. Property Highlights: Size: With over 7,000 square feet of space, this building is designed to accommodate a variety of professional services. Tenants: The property features a roster of solid tenants with existing leases providing reliable income for the new owner. Parking: Ample paved parking space is available in the rear and on the street ensuring convenience for both tenants and their clients. Location: Situated in a prime downtown location, this building enjoys high visibility and foot traffic contributing to its long-term value. Ideal for Professional Services: This property is perfect for businesses in the professional service sector including law firms, accounting offices, consulting agencies and more. The existing layout is versatile allowing for easy customization to meet the specific needs of tenants. Investment Potential: The combination of desirable downtown location, stable tenants and a well-maintained building makes this an attractive investment for those seeking

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steady returns and capital appreciation. Ask about the benefits of a share sale. (id:50245)

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Listing Office:Royal LePage Team Advantage Realty, Brokerage, Parry Sound