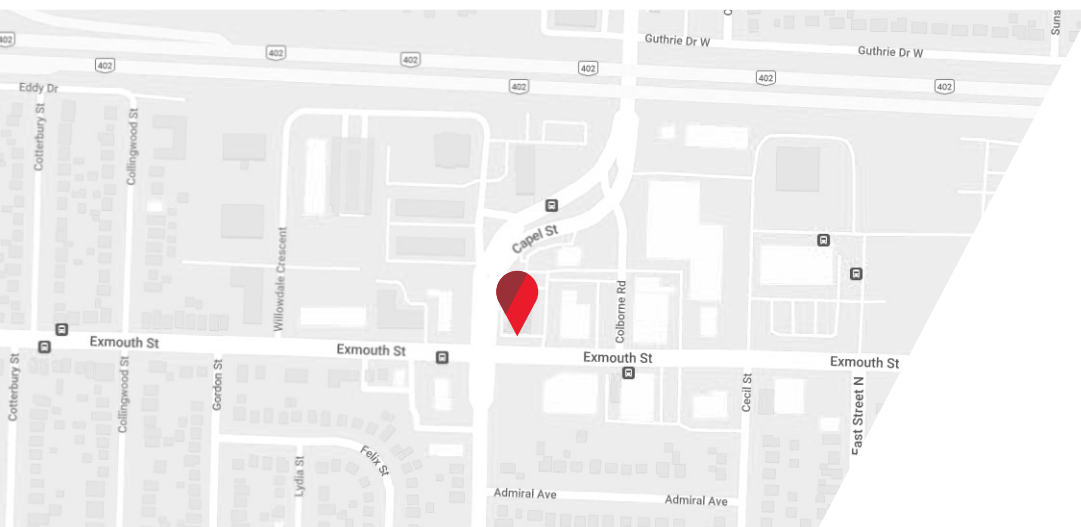




PRIME FREE STANDING COMMERCIAL BUILDING | **FOR SALE**

412 EXMOUTH STREET (218 CAPEL STREET)

Sarnia, ON N7T 5N9



ASKING PRICE: \$1,795,000

PROPERTY HIGHLIGHTS

Prime free standing commercial building available for sale. Excellent investment opportunity or owner/occupier opportunity

- **Site Area:** Approx. 0.69 Acres
- **Building Area:** Approx. 4,962 SF
 - » + Basement
 - » + Drive thru
- **Zoning:** GC1 - Permits a wide range of uses
- **Parking:** Plenty of customer and employee spaces available on-site
- **Taxes:** \$32,789.87 (2024)
- Currently vacant, former bank location with ATM drive thru
- Very well maintained building
- Flat roof/partial pitched roof along sides
- Building is located in a established commercial and residential area in the city
- Excellent street appeal and exposure/accessibility to the property
 - » A restriction on uses permitted at the property to be placed on title on closing
- No uses to compete with Mainstreet Credit Union
- Located directly at the corner of Exmouth Street and Capel Street in Sarnia
- Do not go direct



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