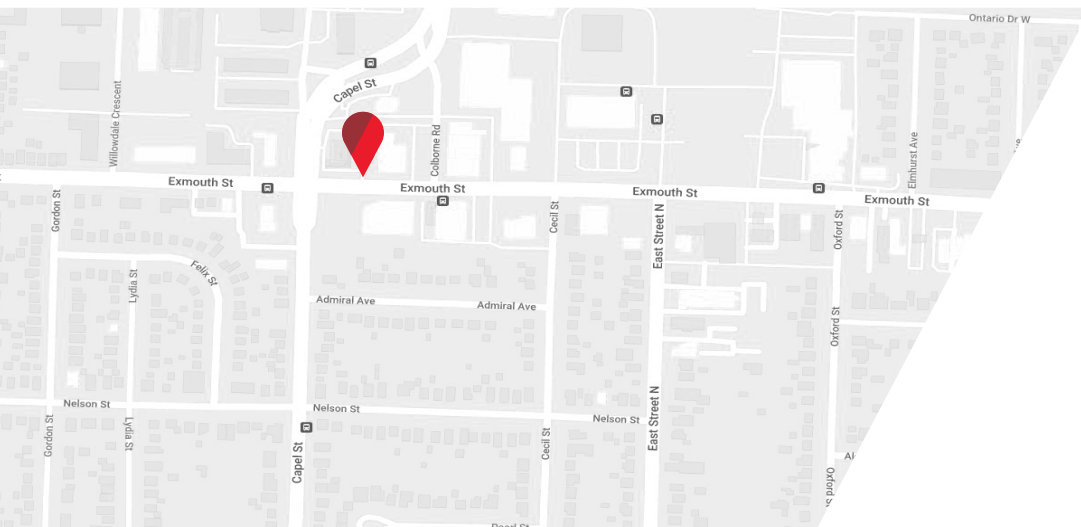




RARE INVESTMENT PACKAGE AVAILABLE | **FOR SALE**

# 412-430 EXMOUTH STREET

*Sarnia, ON N7T 5N9*



ASKING PRICE: \$3,490,000

# PROPERTY HIGHLIGHTS

Prime multi-unit commercial plaza available for sale directly at the corner of Exmouth Street and Capel Street

- **Site Area:** Approx. 1.6299 Acres
  - » **412 Exmouth Street:** Approx. 0.69 Acres
  - » **424-430 Exmouth Street:** Approx. 0.9399 Acres
- **Building Area:** Approx. 13,618 SF
  - » **412 Exmouth Street:** Approx. 4,962 SF
  - » **424-430 Exmouth Street:** Approx. 8,656 SF
- **Zoning:** GC1 - Permits a wide range of uses
- **Parking:** Plenty of customer and employee spaces available on-site
- **Signage** - Pylon available at the road
- **Taxes:** \$61,058.15 (2024)
- Former bank location with ATM drive thru
- Building is located in a established commercial and residential area in the city
- Excellent street appeal and exposure/accessibility to the property
- Currently, 3 tenants/units in the plaza. 100% leased 2 front retail units and 1 rear storage unit
- 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 as well as Exmouth Street and Colborne Road in Sarnia
- Do not go direct



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