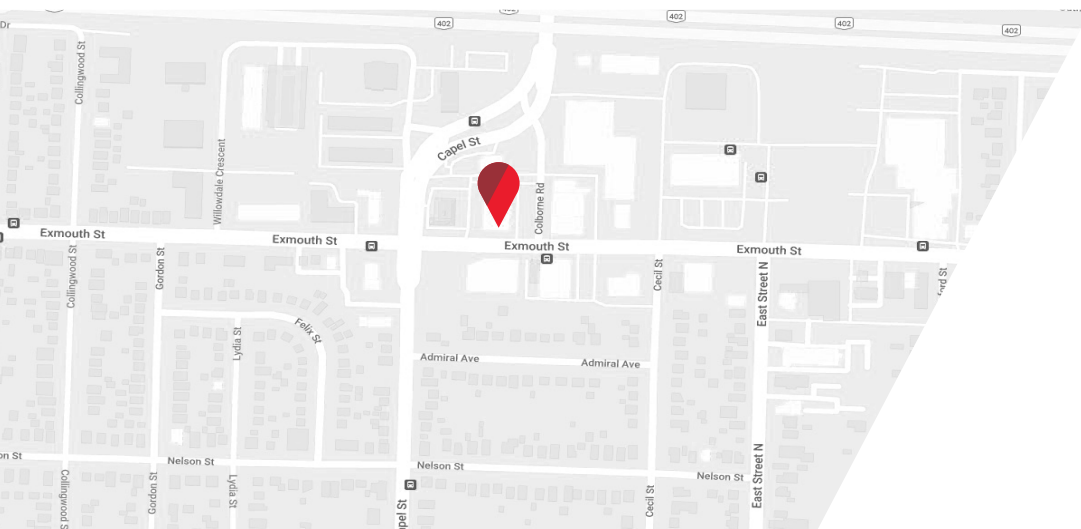




PRIME MULTI-UNIT COMMERCIAL PLAZA | **FOR SALE**

424-430
EXMOUTH STREET

Sarnia, ON N7T 5N9



ASKING PRICE: \$1,695,000

PROPERTY HIGHLIGHTS

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

- **Site Area:** Approx. 0.9399 Acres
- **Building Area:** 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:** \$28,268.28 (2024)
- One storey building
- Flat roof
- Building is located in a established commercial and residential area in the city
- Excellent street appeal and exposure/accessibility to the property
- Currently there are 3 tenants and 3 units in the plaza
 - » 100% leased 2 front retail units
 - » 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
- Do not go direct



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Southwestern Ontario

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