34 ONTARIO STREET S, Lambton Shores (Grand Bend)

Ontario, N0M1T0

599,000

For Sale / #X13081238



Bedroom(s): 5

Bathroom(s): 4

Lot Dimensions: 59.1 x 98.1 FT

Description

6.28% CAP RATE! Strategically positioned within the high-traffic C2-zoned corridor of Grand Bend, 34 Ontario Street South offers premium highway exposure and established signage infrastructure in a high-visibility area. This versatile property features four fully tenanted units with a history of consistent occupancy, complemented by excellent frontage and on-site parking. Its location is a primary asset, situated just 950 meters from the Grand Bend Main Beach and even closer to the vibrant downtown core, ensuring high pedestrian and vehicle traffic essential for long-term commercial viability. With the majority of units having undergone recent renovations to support a streamlined management profile, this property provides a solid foundation for existing revenue streams and future redevelopment within one of the region\'s most active growth corridors. Detailed financial information and lease summaries are available upon request for qualified inquiries. Any plans for mixed-use or future redevelopment should be confirmed directly with the Municipality of Lambton Shores, and the buyer is advised to verify all permitted uses, square footage, and financial representations. (id:6772)

Features

Area	Lambton Shores (Grand Bend)	**View**	River view
Province	Ontario	**Stories**	1.5
Country	Canada	**Acreage**	false
Property Type	Multi-family	**A/C**	Wall unit
Building Type	Fourplex	**Total Parking**	5
Lot Dimensions	59.1 x 98.1 FT	**Total Fireplace**	2
Heating	Natural gas, Other	**Parking**	No Garage
Water	Municipal water	**Amenities Near By**	Beach, Marina, Schools
Sewer	Sanitary sewer		

Room Details

Second level	Bedroom	2.87 m x 4.63 m
Second level	Living room	6.22 m x 7.68 m
Second level	Kitchen	2.26 m x 2.43 m
Second level	Bathroom	2.59 m x 1.55 m
Basement	Living room	9.2 m x 8.94 m

Basement	Kitchen	3.86 m x 3.19 m
Basement	Bathroom	2.25 m x 1.95 m
Basement	Bedroom	4.18 m x 3.2 m
Main level	Bedroom	3.25 m x 3.2 m
Main level	Living room	6.4 m x 4.64 m
Main level	Kitchen	4.18 m x 3.2 m
Main level	Bathroom	2.6 m x 4.34 m
Main level	Bedroom	3.8 m x 3.27 m
Ground level	Bedroom	2.41 m x 2.82 m
Ground level	Living room	2.61 m x 5.85 m
Ground level	Kitchen	2.4 m x 1.9 m
Ground level	Bathroom	1.87 m x 1.9 m