34 ONTARIO STREET S, Lambton Shores (Grand Bend)

Ontario, N0M1T0

599,000

For Sale / #X13081258



Lot Dimensions: 0.13 ac

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)	**Lot Dimensions**	0.13 ac
Province	Ontario	**Water**	Municipal water
Country	Canada	**Sewer**	Sanitary sewer
Property Type	Multi-family	**Acreage**	false
Building Type	Multi-Family	**A/C**	Partially air conditioned