

## 926 QUEEN Street, Kincardine, Ontario N2Z 2Y2

926 QUEEN St Kincardine Listing ID: 40627951 Client Full **Active / Commercial Sale** Price: \$725,000.00/For Sale



## **Bruce County/Kincardine/Kincardine**

## **Building and Land**

Other Units # Of Common Interest: Freehold/None

2,480 Bld Area Total: Common Elements: No DOM: 58 Free Standing Y/N:

\$5,778.60/ Tax Amt/Yr:

Remarks/Directions

Public Rmks: We are pleased to present this prime investment opportunity: a well-maintained, fully tenanted 2-storey office building located in a high-demand commercial area. This property offers a stable income stream with its existing tenants and presents a solid investment with potential for future appreciation. Currently 100% leased with long-term tenants. Private parking in the rear of the building and public parking on the street. Modern and flexible office spaces, including private offices and a conference room on the second floor. Don't miss this opportunity to acquire a fully tenanted office building with strong rental income and growth potential. Act now to secure this prime investment! Location Benefits: Proximity to Amenities: Close to retail, dining, and service providers. Business Environment: Situated in a thriving business district with high foot traffic. Transportation: Easy access to major highways and public transit options. Don't miss this opportunity to acquire a fully tenanted office building with strong rental income and growth potential. Act now to secure this prime investment!

Directions: 926 Queen Street Kincardine

Exterior

Construct, Material: Concrete Block

, , Asphalt Driveway, Public Parking Garage and Parking:

Services: Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street

Lights, Telephone

Lot Shape: Rectangular Sewer: Sewer (Municipal)

Lot Front (Ft): 36.00 Lot Depth (Ft): 264.00 Water Source: Municipal Business Centre, Downtown, Hospital, Schools, Visual Exposure Area Influences:

Topography:

Local Impymt: #Res Units:

#Other Units: #Wrhse Units:

**Interior** 

Basement: None, Seating Capacity: # Hnd Wshrms:

Gas-Natural, Forced Air HVAC:

Rented Equip: Chattels Y/N: Sign Type: Board,

Directory Signband

0

None/

Add Inclusions: Some office furniture Exclusions: Tenants personal items.

**Commercial/Financial** 

**Property Information** 

Common Flem Fee: No. Local Improvements Fee:

Legal Desc: PT LT 2 W/S QUEEN ST PL 4 AS IN R249858; S/T R249858; KINCARDINE

C1 Survey: Zonina:

\$224,000/2024 Assess Val/Year: Hold Over Days: PIN 2:

333110105 PIN:

ROII: 410822000502800 Occupant Type: Tenant

Possession/Date: Flexible/ Deposit:

**Brokerage Information** 

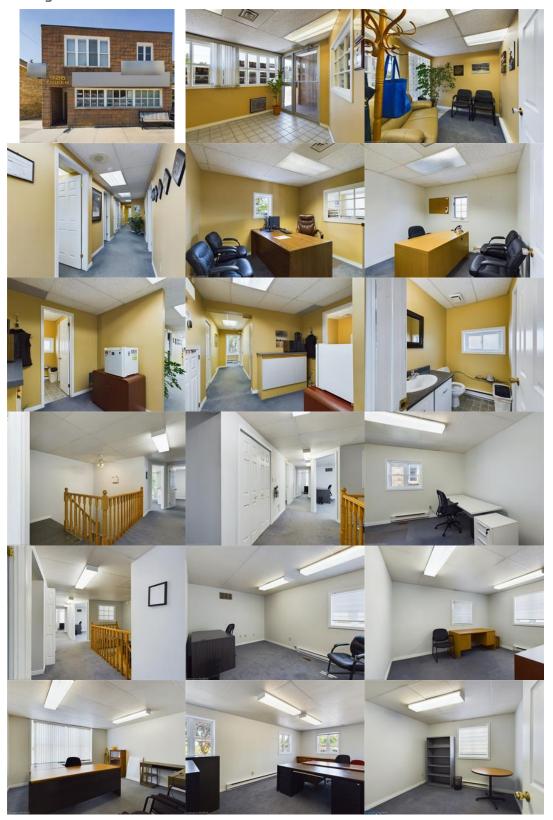
List Date: 07/31/2024

List Brokerage: ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)

Source Board: REALTORS® Association of Grey Bruce Owen Sound Prepared By: HOLLY AGNEW, Salesperson Date Prepared: 09/27/2024

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