



926 QUEEN Street, Kincardine, Ontario N2Z 2Y2

Client Full
Active / Commercial Sale

926 QUEEN St Kincardine

Listing ID: 40627951
 Price: **\$725,000.00/For Sale**



Bruce County/Kincardine/Kincardine

Building and Land

Other Units # Of	0	Common Interest:	Freehold/None
Bld Area Total:	2,480	Common Elements:	No
DOM:	58	Free Standing Y/N:	
Tax Amt/Yr:	\$5,778.60/		

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		
Garage and Parking:	, , Asphalt Driveway, Public 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
Area Influences:	Business Centre, Downtown, Hospital, Schools, Visual Exposure		
Topography:		Water Source:	Municipal
Local Impvmt:			
#Res Units:		#Wrhse Units:	
		#Other Units:	0

Interior

Basement:	None, ,	Seating Capacity:		# Hnd Wshrms:	
HVAC:	Gas-Natural, Forced Air				
Rented Equip:		Chattels Y/N:		Sign Type:	Directory Board, Signband
Add Inclusions:	Some office furniture				
Exclusions:	Tenants personal items.				

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 2 W/S QUEEN ST PL 4 AS IN R249858; S/T R249858; KINCARDINE		
Zoning:	C1	Survey:	None/
Assess Val/Year:	\$224,000/2024	Hold Over Days:	
PIN:	333110105	PIN 2:	
ROLL:	410822000502800	Occupant Type:	Tenant
Possession/Date:	Flexible/	Deposit:	

Brokerage Information

List Date: **07/31/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO. Brokerage (KIN)**

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