

88 ALBERT Street S, Saugeen Shores, Ontario N0H 2L0

Listing

Client Full

[88 ALBERT St S Saugeen Shores](#)

MLS®#: 40495284

Active / Commercial SalePrice: **\$899,900.00**

Bruce County/Saugeen Shores/Saugeen Shores

Building and Land

#Retail Units/SF:	/1,000	Common Interest:	Freehold/None
#Office Units/SF:	/2,450	Common Elements:	No
Other Units # Of	0	Free Standing Y/N:	
Bld Area Total:	3,450		
DOM:	0		
Tax Amt/Yr:	\$5,025.90/21		

Remarks/Directions

Public Rmks: **This property is located in the heart of Southampton. A thriving community you will want to be apart of. This unique property has unlimited potential to maximize your return on investment. Prime location for an at home business. Live where you work. Plus extra income potential with in-law suite. Contact your local Realtor to explore the possibilities!**

Directions: **88 Albert Street S, Saugeen Shores**

Commercial Doors

# Of	Type	Height	Width	Bay Length	Bay Clear
	Drive In	10.00			

Exterior

Construct. Material: **Vinyl Siding**

Pool Features: Outdoor Storage: **Yes** Site Plan Apprvl:

Garage and Parking: **Detached Garage, ,**

Services: **Electricity, Garbage/Sanitary Collection, Natural Gas, Recycling Pickup**

Lot Shape: Sewer: **Sewer (Municipal)**

Lot Front (Ft): **102.00** Lot Depth (Ft): **254.00** Water Source: **Municipal**

Area Influences: **Ample Parking, Downtown, High Traffic Area, Hospital, Visual Exposure**

Topography:

Local Impvmt:

#Ind/Area/Unit:	//	#Ret/Area/Unit:	/1,000/	#Off/Area/Unit:	/2,450/
#Res Units:		#Wrhse Units:		#Other Units:	0

Basement: **Crawl Space, ,** Seating Capacity: # Hnd Wshrms:

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	LT 17 E/S ALBERT ST PL SOUTHAMPTON; SAUGEEN SHORES	Survey:	None/
Zoning:	CC	Hold Over Days:	
Assess Val/Year:	\$286,000/2022	Occupant Type:	Owner
PIN:	332600114	Deposit:	
ROLL:	411048000116800		
Possession/Date:	Flexible/		

Brokerage Information

List Date: **10/05/2023**

List Brokerage: [ROYAL LEPAGE EXCHANGE REALTY CO.\(P.E.\),BROKERAGE](#)

Source Board: REALTORS® Association of Grey Bruce Owen Sound
 Prepared By: Krista Norrish, Broker
 Date Prepared: 10/05/2023

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