



73 Colborne Street North, Simcoe



Amazing investment opportunity to own a Commercial/Residential property directly across from well-established professional businesses in Simcoe, Ontario. Both the commercial space and the residential apartment are fully leased to AAA tenants. The main floor of this 2 story building has 6 offices, boardroom, kitchenette, storage, 2-piece bathroom and is leased until May 31, 2024. The upper one bedroom apartment has a 4-piece bathroom, office, in-suite laundry facilities and is leased until June 30, 2023. Both units have separate gas and hydro meters. This building has been well maintained over the years. Ample parking is located in the front and back of the property. Furnace was replaced 2020 and owned hot water tank in 2021. Please have a look at the listing and call to schedule a viewing. Financial and lease information are available upon request. Asking \$599,000 MLS®

Water Source:
Heat Source:
Lot Size:

Municipal
Forced Air / Propane
53.30' x 114.34'

Sewer: Municipal Sewer
Taxes: \$5,474.24 / 2022
Sq. Ft.: 2,816 sq. ft.



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