



**GEORGE
GICOPOULOS**
Sales Representative



Office: (519) 672-9881
Toll Free: 1-888-621-5424
Fax: (519) 672-4498
E-mail: [ggicopoulos@royallepage.ca](mailto:gicopoulos@royallepage.ca)

Royal LePage Triland Realty
Independently Owned and Operated, Brokerage
334 Wellington Rd South London, On. N6C 4P6

www.georgegicopoulos.com

ADDRESS: 130 LOCHIEL STREET SARNIA, ONTARIO

ASKING PRICE: \$499,000.00

TYPE: Corner Building & Land

BUILDING SIZE: Approximately 3,500 Sq. Ft.

LEASE TYPE: Net, Net

EXPIRY DATE: May 31st, 2,021

PROPERTY TAXES: \$11,884.00 (2011)

NET ANNUAL INCOME \$40,000.00 increases to \$45,000. in 2,016

PROPERTY SIZE: Approximately 4,000 Sq. Ft.

ZONING: Comm.

OWNERS: Devcor Developments Inc.

COMMENTS:

Corner Location, former bank, attractive building on Sarnia's waterfront. Tenanted by a well known franchise café with over 50 units around Ontario. Approximately 3,500 Sq. Ft. building. Lease till 2,021 with renewal options. Priced at 8 Cap.

Call George for Complete Details.

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