



**GEORGE
GICOPOULOS**
Sales Representative

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**ADDRESS: 2 RUSSELL STREET, EAST
SMITH FALLS, ONTARIO**

ASKING PRICE: \$399,000.00

PROPERTY TYPE: Building & Land

PROPERTY SIZE: 50' x 63'

LEASE TYPE: Net-Net

EXPIRY DATE: March 7th, 2,021

NET ANNUAL INCOME Approximately \$40,000.00

TAXES: \$5,246.20 (2011)

**BUILDING SIZE: 2,250 Sq. Ft. Main (Commercial) with 2
Residential Units Above = 4,500 Sq. Ft. TOTAL**

**LEGAL DESCRIPTION: PLAN 13884 PT LOT 245 RP27R5856 PART 1
N/S RUSSELL**

ZONING: Commercial/Residential

COMMENTS:

Middle of Town, solid former bank building with two apartments above. Corner location and leased to a well known successful franchise system Coffee Culture Café & Eatery (Business also for Sale). Priced at 10% Cap makes this a good investment in today's market.

Call George for Details on Lease (Expiry 2,021) Renewals and Rent Increases.

Tenant leases entire building on net-net basis.

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