



**GEORGE  
GICOPOULOS**  
Sales Representative



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Royal LePage Triland Realty  
*Independently Owned and Operated, Brokerage*  
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**ADDRESS: 302 10TH STREET  
HANOVER, ONTARIO**

**ASKING PRICE: \$499,000.00**

**PROPERTY TYPE: Building & Land**

**PROPERTY SIZE: 42.37 FR x 64.0**

**LEASE TYPE: Net-Net**

**EXPIRY DATE: January 31st, 2017**

**NET ANNUAL INCOME \$45,000.00**

**TAXES: \$6,177.33 (2011)**

**BUILDING SIZE: 2,400 Sq. Ft. Main (On 2 Floors)**

**LEGAL DESCRIPTION: PLAN 701 PT LOT 64**

**ZONING: Commercial/Residential**

**COMMENTS:**

Solid red brick corner building in the middle of town. Former bank presently operating as Coffee Culture Café & Eatery on main floor with a two bedroom apartment above. Main floor Tenant leases entire building on a net-net basis till 2,017 with renewal options. Carefree Investment at 9 Cap in a vibrant community with a franchise tenant on a long term lease.