



**GEORGE
GICOPOULOS**
Sales Representative



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

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

www.georgegicopoulos.com

**ADDRESS: 96 MAIN STREET
PENETANGUISHENE, ONTARIO**

ASKING PRICE: \$399,000.00

PROPERTY TYPE: Corner Building & Land

PROPERTY SIZE: 40' x 77'

LEASE TYPE: Net-Net

EXPIRY DATE: Dec 31st, 2014

NET ANNUAL INCOME \$42,000.00

TAXES: \$5229.15 (2011)

**BUILDING SPACE: 2,500 Sq. Ft. Main (Commercial)
1,000 Sq. Ft. (Upper Luxurious Apartment)**

**LEGAL DESCRIPTION: PLAN 9 PT LOT 1 S/S ROBERT ST RP51R9437
PARTS 1 TO 3; RP51R9437 PARTS 1 TO 3**

ZONING: Commercial/Residential

COMMENTS:

Great Investment with long term lease with a popular Burger Franchise on a net-net basis for the entire building. Tenant responsible for all repairs and maintenance completely carefree to the Landlord.

Building has been totally re-furnished, walls, floors, electrical, plumbing, HVAC Units, upstairs apartment has been re-done recently very modern. Corner Location. Very visible, former bank building, solid construction. Good Investment.

These statements are based upon the information furnished by the principals and sources which we deem reliable, for which we assume no responsibility but which we believe to be correct. This submission is made subject to prior sale, change in price or items, or withdrawal without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice and should verify this information to their satisfaction through their counsel, accountant and/or advisors on matters relating to this presentation.