



KRISTA NORRISH
 Broker
 ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE
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167 10TH Street W, Owen Sound, Ontario N4K 3R1

Client Full
Active / Commercial Sale

167 10TH St W Owen Sound

Listing ID: 40571944
Price: \$699,900.00



Grey/Owen Sound/Owen Sound

Building and Land

#Office Units/SF:	8/	Business Name:	Manulife Securities Incorporated
Other Units # Of	0	Common Interest:	Freehold/None
Bld Area Total:	2,711	Common Elements:	No
DOM:	19	Parking Spaces:	10
Tax Amt/Yr:	\$7,541.90/	Free Standing Y/N:	

Remarks/Directions

Public Rmks: **Building & Land For Sale. This 2.5 storey solid brick home is currently used as a professional office space. An excellent investment opportunity with prime exposure. A short walk along the river brings you to Georgian Bay or into downtown Owen Sound. The property features, original character and charm with original; wood details, handcrafted staircase, oversized baseboards, resurfaced original hardwood, 3 showpiece wood burning fireplaces, transom windows and more. Offering 8 offices, 2 bathrooms, full kitchen, and bonus 3rd level. Updated wiring, Natural Gas Forced Air Heat with Air conditioning, Roof Shingles (2014/2015). Could come turn key with existing tenants interested in staying.**

Directions: **10th St. West between 1st and 2nd Avenue.**

Exterior

Construct. Material:	Solid Brick		
Year/Desc/Source:	//		
Property Access:	Public Road, Year Round Road	Rd Acc Fee:	
Pool Features:		Outdoor Storage:	No
Garage and Parking:	, , Asphalt Driveway	Electrical:	
Services:	Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Recycling Pickup, Street Lights, Telephone	Site Plan Apprvl:	
Lot Shape:	Irregular	Sewer:	Sewer (Municipal)
Lot Front (Ft):	55.00	Water Source:	Municipal
Lot Irregularities:	55' X 157'5		
Area Influences:	High Traffic Area, Visual Exposure		
Topography:			
Local Impvmt:	No		
#Ind/Area/Unit:	//	#Ret/Area/Unit:	//
#Res Units:	0	#Off/Area/Unit:	8//
		#Wrhse Units:	0
		#Other Units:	0

Interior

Security Feat:	Alarm System, Security System	Ceiling Height	10
Basement:	Full Basement, ,	# Hnd Wshrms:	0
		Amps:	0
Rented Equip:		Sign Type:	Directory Board
Under Contract:	Hot Water Heater	Furnished:	
		Contract Cost/Mo:	

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	No
Legal Desc:	PT LT 1 E/S WEST ST AND S/S FROST ST PL OWEN SOUND; PT LT 2 E/S WEST ST AND S/S FROST ST PL OWEN SOUND AS IN R332866; OWEN SOUND		
Zoning:	C1	Survey:	None/
Assess Val/Year:	\$200,000/2024	Hold Over Days:	
PIN:	370740414	Occupant Type:	Tenant
ROLL:	425902001602800		
Possession/Date:	Flexible/	Deposit:	5%

Brokerage Information

List Date: **04/19/2024**
 List Brokerage: **ROYAL LEPAGE EXCHANGE REALTY CO.(P.E.),BROKERAGE**

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Source Board: REALTORS® Association of Grey Bruce Owen Sound
Prepared By: Krista Norrish, Broker
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