

57-59 FRONT STREET WEST

Strathroy, Ontario N7G 1X6

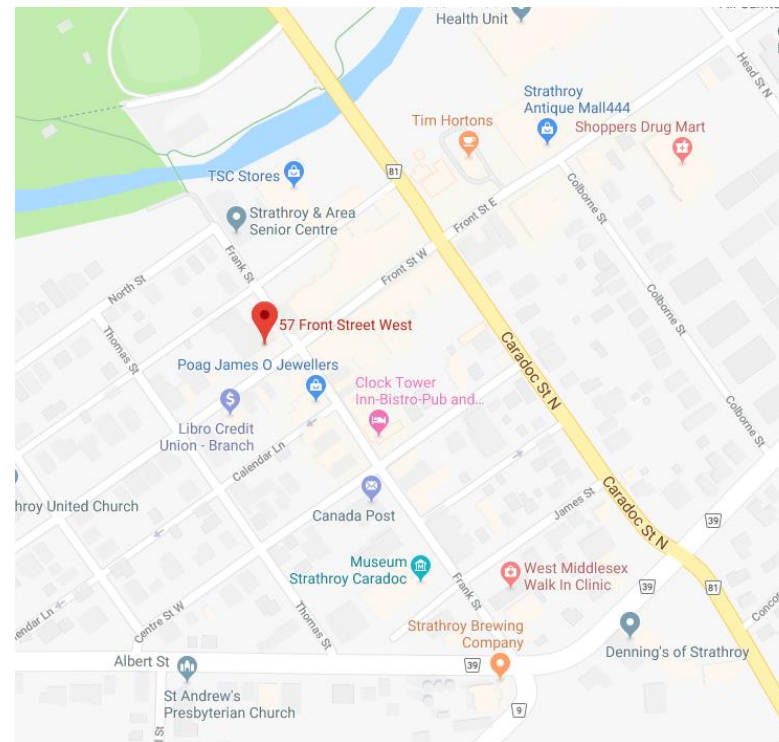
Commercial / Residential • **FOR SALE**



PRIME INVESTMENT OPPORTUNITY OR OWNER / OCCUPY

Asking Price: \$1,100,000

- Prime downtown Strathroy Commercial investment property For Sale.
- Located directly on Front Street West, just west of Frank Street
- Main Floor up to 9,080 sq.ft. – partially leased to Gym
- 2nd Floor approx. 4,873 sq.ft.
- Total Building Approx. 13,953 sq.ft. plus basement area
- Current 2nd floor space has 4 potential for commercial Offices or Residential apartments, partially completed:
 - 1 Bedroom unit
 - 1 Bachelor unit
 - 2 Two Bedroom units
- The main floor space has been previously used for retail uses, however, the zoning permits a wide range of uses. Zoning: C1
- Full glass windows across the front for excellent natural light and visibility for merchandise display
- Property Tax: \$8,836.11 (2017)
- Site Area: Approx. 0.248 acres



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD **SOUTHWESTERN ONTARIO**

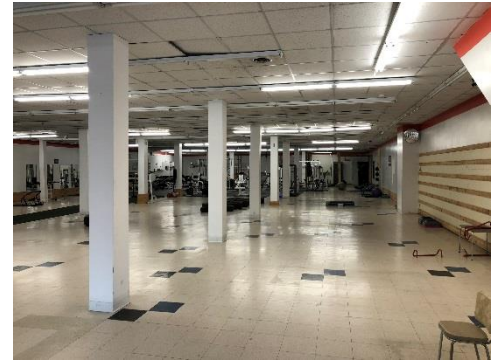
620A Richmond St., 2nd Floor
London, Ontario CA N6A 5J9
www.cushwakeswo.com

57-59 FRONT STREET WEST

Strathroy, Ontario N7G 1X6

MAIN FLOOR

Approx. 9,080 sf



2nd FLOOR

up to 4,873 sq.ft.

IDEAL FOR APARTMENT OR OFFICE USE



**Current 2nd Floor Space
has 4 potential
apartments, partially
completed**

- 1 Bedroom unit
- 1 Bachelor unit
- 2 Two Bedroom unit



TYLER DESJARDINE

Sales Representative

519 438 5403

tyler.desjardine@cushwakeswo.com

CUSHMAN & WAKEFIELD

SOUTHWESTERN ONTARIO

620A Richmond St., 2nd Floor

London, Ontario CA N6A 5J9

www.cushwakeswo.com