INVESTMENT OPPORTUNITY • FOR SALE

171 MAIN STREET
Ailsa Craig, Ontario

INVESTMENT OPPORTUNITY

BUILDING SIZE

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size (sq.ft.)</th>
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</thead>
<tbody>
<tr>
<td>Main Floor</td>
<td>Approx. 3,900</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>Approx. 2,700</td>
</tr>
<tr>
<td>Rear Sheds</td>
<td>Approx. 1,623</td>
</tr>
</tbody>
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Total: Approx. 6,600 sq.ft.

RARE INVESTMENT OPPORTUNITY

Current Owner / Occupier, Dennings Funeral Home, is willing to sell the property and Lease Back their current space. Willing to sign a long term lease.

Potential Gross Income: $60,000 to $65,000 / year
Potential Net Income: $51,000 to $56,000 / year
Expenses: Approx. $9,000 to $10,000 / year

PROPERTY HIGHLIGHTS

- Over $100,000 recently spent on interior building upgrades
- Main Floor is currently occupied by Denning’s Funeral Home. The 2nd Floor is currently setup with one – 5 bedroom apartment and another 2 Bedroom apartment is roughed in.
- The backyard of the property currently contains an inground pool with pool house and two rear storage sheds.
- The property contains ample on-site parking
- Site Area: Approx. 0.413 acres. Prime corner location on the main street.

Funeral Home Business has been operating since 1925

CUSHMAN & WAKEFIELD
Southwestern Ontario

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TYLER DESJARDINE
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The exiting Funeral Home Business is willing to Sell and Leaseback the main floor commercial space at 171 Main Street in Ailsa Craig with a long term Lease

- Upper Floor contains one exiting 5 Bedroom apartment, with the potential of a 2nd – Two Bedroom apartment
- In addition, there are two additional storage sheds at the rear of the building and the property also includes an in-ground pool with pool house
- Prime corner Location
- Plenty of on-site parking
171 MAIN STREET
Ailsa Craig, Ontario

OVER $100,000 IN RECENT UPGRADES TO THE BUILDING

- Site Area: approx. 0.413 acres
- Main Building - Total of approximately 6,600 sq.ft.
  - Main Floor funeral home: 3,900 sf.
  - Upper Residential: 2,700 sf
- Rear Storage Sheds - approximately 1,623 sq.ft.

STRONG AAA TENTANT

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