

# COMMERCIAL BUILDING FOR SALE



## 104 Ontario Road Mitchell, ON

### Michael Webster

Broker of Record  
(905) 607 - 1324 ext. 20  
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### Kevin Shearon

Vice President  
Sales Representative  
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#### LOCATION:

104 Ontario Road, situated in downtown Mitchell, on Hwy # 8, east of St. George Street (Hwy # 23) and west of St. David Street.

#### FEATURES:

- Site Area: 0.341 acres (14,791sf) - As per Geowarehouse - site is irregular in shape
- Building Size: 2,687 square feet on the Ground Floor
- Zoning: C1 - Core Area Commercial Zone
- Official Plan: Central Commercial
- Parking: 10 Parking spaces on-site behind the building and on-street parking along Ontario Road in front of the building
- 2024 Property Taxes: \$6,902.47

#### SALE:

- Asking Price \$479,000.00



**WEBSTER RETAIL COMMERCIAL REAL ESTATE LTD., BROKERAGE**

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### BUILDING DESCRIPTION:

This well maintained street front building was built in 1980. The main floor is open concept with three offices, vault, washrooms, kitchen and storage areas.

The building's interior was renovated to modern finishes in 2023. The building has wood and brick exterior, metal framed windows and doors and an asphalt shingle pitched roof.

The heating & cooling is via a gas powered HVAC unit and supplemental baseboard heating. The electrical service is 225amps and a 100amp sub-panel.



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