

COMMERCIAL BUILDING FOR SALE



226 Graham Road West Lorne, ON

Michael Webster

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

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LOCATION:

226 Graham Road, situated in downtown West Lorne, at the corner of Graham Road and Main Street (Hwy # 2).

FEATURES:

- Site Area: 0.131 acres (6,112sf)
- Building Size: 2,470sq ft Ground Floor, plus a 760 sq ft Mezzanine
- Zoning: C1 - Village Core Zone
- Official Plan: Downtown Core
- Parking: 4 Parking spaces plus 1 handicap accessible space behind the building and on-street parking along Graham Road in front of the building
- 2024 Property Taxes: \$4,805.69

SALE:

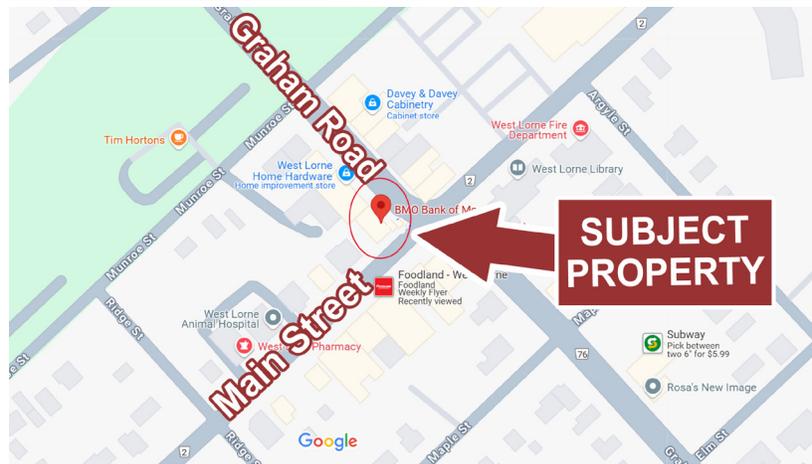
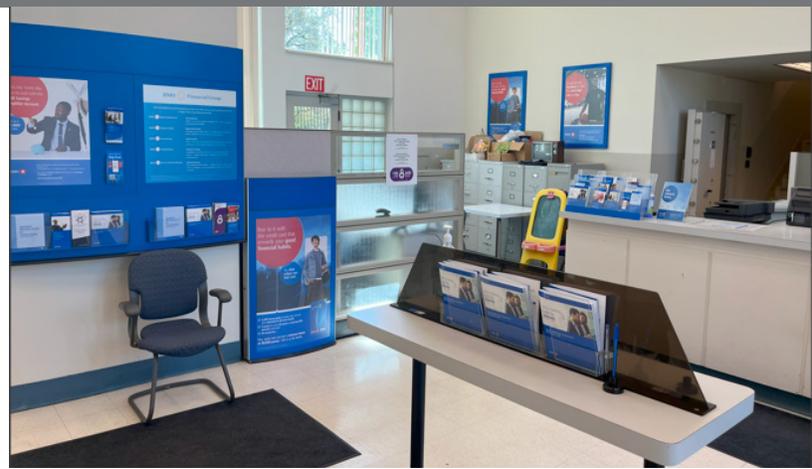
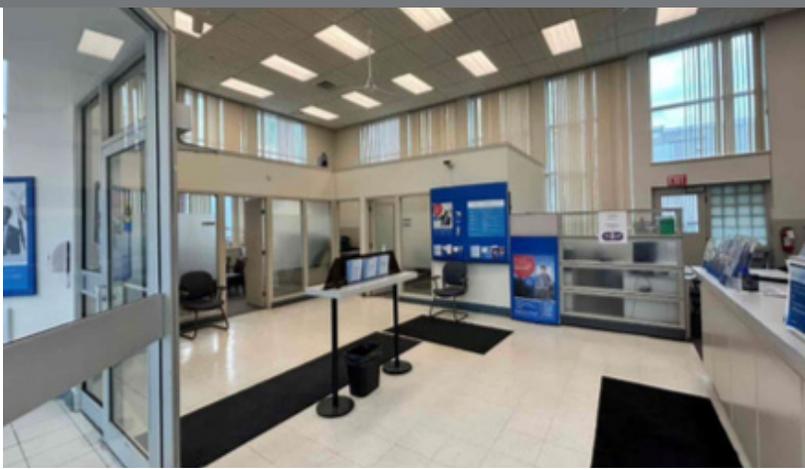
- Asking Price \$379,000.00



WEBSTER RETAIL COMMERCIAL REAL ESTATE LTD., BROKERAGE

1860 Appleby Line, # 440, Burlington, ON, L7L 7H7 | Tel: 905.607.1324 | Fax: 905.607.0415

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BUILDING DESCRIPTION:

This well maintained street front building was built in 1961. The main floor is open concept and the second level is useable with a men's and woman's washroom, kitchen and storage areas.

The buildings footings, foundation walls and exterior wall materials are all concrete with brick exterior. The building has metal framed windows and doors.

The heating & cooling is via a gas powered HVAC unit. The electrical service is 200amps and the plumbing is copper and PVC.



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