

COMMERCIAL BUILDING FOR SALE



8 Clinton Street South Teeswater, ON

Michael Webster

Broker of Record
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LOCATION:

8 Clinton Street South, situated in downtown Teeswater, on County Road # 4, just south of Hillcrest Road (County Road # 6).

FEATURES:

- Site Area: 0.063 acres (2,756sf)
- Building Size: 2,484sf (ground and second floor):
1,449sf Ground Floor, 1,035sf Second Floor, plus a 1,250sf Basement
- Zoning: C1 - Central Business District
- Official Plan: General Commercial
- 2024 Property Taxes: \$4,415.03

SALE:

- Asking Price \$359,000.00



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

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BUILDING DESCRIPTION:

This building was constructed circa 1890 and was subsequently converted into a bank branch in 1925.

It has a stone foundation with brick exterior, with a flat roof and a roof mounted HVAC unit - it also has a boiler. The building has metal and vinyl framed windows and doors and has a 100amp electrical service.

The main floor has an open retail area with 2 offices and the vault. The second floor has staff meeting rooms & washrooms. The basement is unfinished.



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