

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL PROPERTY FOR SALE

BBSREALTY.COM

\$1,899,900

ASKING PRICE

\$34,771.85

TAXES (2024)

16,000

SQUARE FEET



28-40 Sydenham Street, Simcoe, ON

28-40 Sydenham Street presents a rare opportunity to acquire a fully leased, income-producing commercial asset in the growing Norfolk County market. The property has recently undergone approximately \$300,000 in capital improvements focused on repositioning the building through unit division, upgrades, and lease-up initiatives, resulting in a stabilized multi-tenant investment.

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HAMILTON MAIN OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

RETAIL PROPERTY FOR SALE

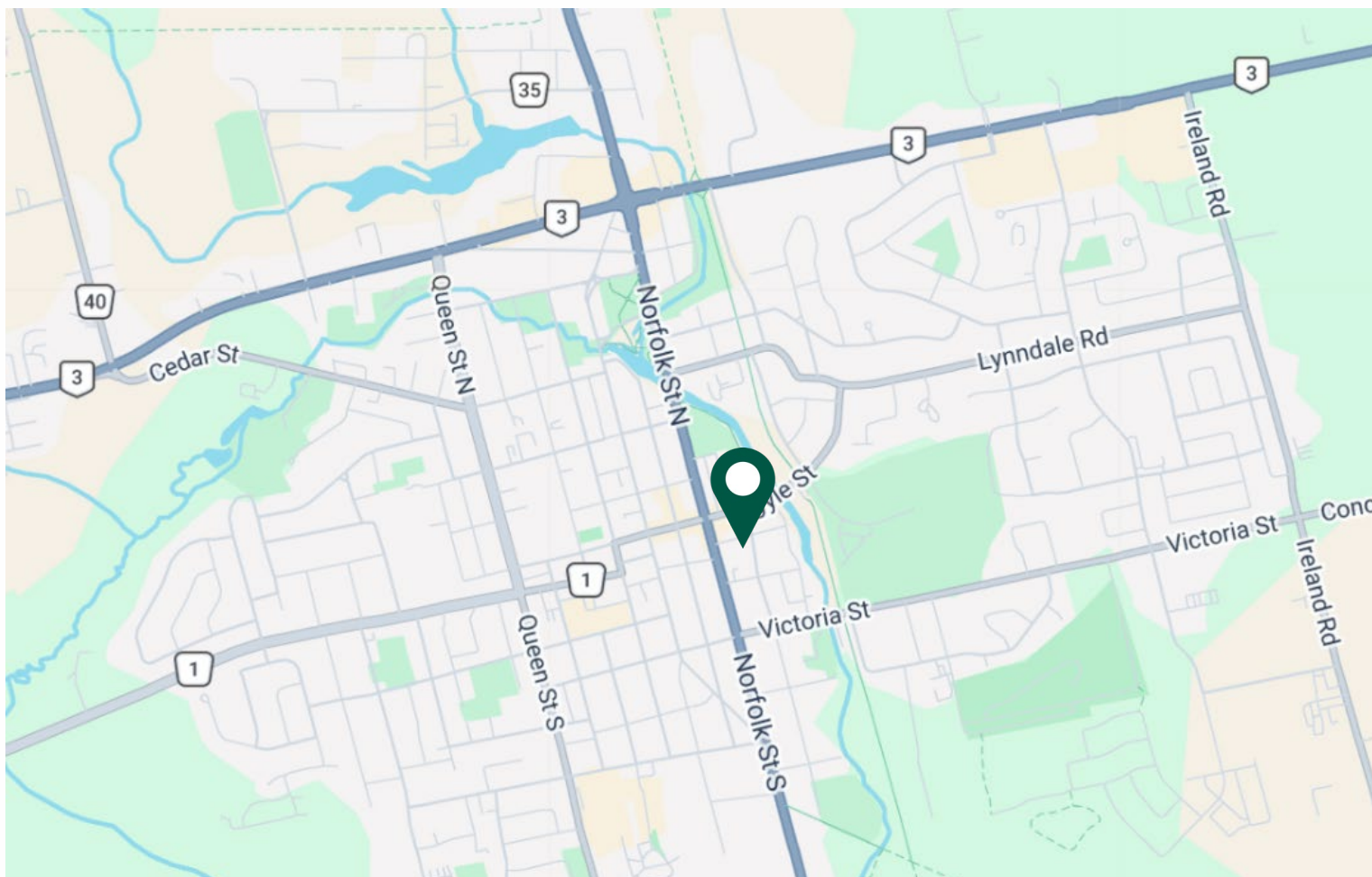
The property now generates approximately \$135,000 in net operating income and is being offered at a 7.1% capitalization rate. Tenancies are secured on new 5-year lease terms with built-in rental growth, providing investors with both immediate cash flow and long-term income stability. Strategically located in the heart of Simcoe, the property benefits from strong local exposure, established surrounding amenities, and continued demand for well-located commercial space.



DETAILS

LEVELS	1
LOT FRONT	178.00'
LOT SIZE	0.49 acres
ZONING	CG

- An ideal opportunity for investors seeking stable yield with upside through contractual rent increases and long-term market growth



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