

46 TROWBRIDGE Street W, Meaford, Ontario N4L 1N2

Client Full
Active / Commercial Sale

46 TROWBRIDGE St W Meaford
Pending Board Approval

MLS® #: 40115168
 Price: **\$1,150,000.00**



Grey/Meaford/Meaford

Building Only
 # Office Units/SF: **1/1,850** Business Type:
 Other Units # Of: **0** Common Interest: **Freehold/None**
 Bld Area Total: **3,694** Common Elements: **No**
 Year Built/Srce: **2020/Owner** Free Standing Y/N:
 DOM/CDOM: **0/0**
 Lot Size: **0.11**
 Tax Amt/Yr: **\$0.00/2020**

Remarks/Directions

Public Rmks: **INVESTMENT OPPORTUNITY. FULLY TENANTED BUILDING WITH A+ TENANTS. Brand new commercial property (2020) in Meaford with 2 well equipped residential apartments on the top level and business space on the ground floor. Close proximity to downtown Meaford and Georgian Bay! Zoned C2 which has many possibilities including Chiropractic office, shared office space, lawyers office, professional services and more. The 2 apartments on the second level each offer an open plan kitchen, living and dining space, 4pc bathroom, 2 bedrooms, closet space and large windows with lots of natural light! The ground floor boasts a bright open business space with wheelchair access, 2 separate offices, a kitchen, 2 bathrooms and ample municipal parking space! Looking for a business space in a desirable location complete with 2 apartments, steps from downtown Meaford and just a short drive to Thornbury? Call today to book a showing. Covid 19 protocols in place.**

Directions: **HWY 26 from Thornbury, turn left onto Trowbridge St, property on your right**

Exterior

Exterior Feat: **Balcony, Lighting, Private Entrance** Clearance Height:
 Year/Desc/Source: **2020/Completed / New/Owner**
 Garage and Parking: **, , Public Parking**
 Services: **Cable, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Natural Gas, Street Lights, Telephone**
 Lot Shape: Sewer: **Sewer (Municipal)**
 Lot Front (Ft): **48.00** Lot Depth (Ft): **100.00** Water Source: **Municipal**
 Area Influences: **Ample Parking, Beach, Dog Park, Downtown, Golf, High Traffic Area, Highway Access, Hospital, Lake/Pond, Library, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other**
 Topography:
 Local Impvmt:
 # Ind/Area/Unit: **//** # Ret/Area/Unit: **//** # Off/Area/Unit: **1/1,850/**
 # Res Units: **2** # Wrhse Units: # Other Units: **0**

Interior

Interior Feat: **Storage, Other** Winterized:
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)** Ceiling Height
 Accessibility: **Bath, Kitchen, Wheelchair Access** Elevator Type: **# Washrooms: 4**
 Basement: **None, ,** Seating Capacity: **# Hnd Wshrms:**
 Cooling: **Central Air**
 Heating: **Forced Air, Gas** Volts:

Commercial/Financial

Expenses

Income

Property Information

Common Elem Fee: **No**
 Legal Desc: **LT 1042 PL 309 MEAFORD; MEAFORD**
 Zoning: **C2**
 Assess Val/Year: **\$63,000/2021**
 PIN: **371090155**
 ROLL: **421049200109100**

Local Improvements Fee:
 Survey: **None/**
 Hold Over Days:
 Occupant Type: **Owner Plus Tenant**

Possession/Date: **Flexible/**

Brokerage Information

Deposit:

List Date: **05/18/2021**

List Brokerage: **Royal LePage Locations North (Thornbury), Brokerage** 

Source Board: **Southern Georgian Bay**

Prepared By: Giovanni Boni, Salesperson

Date Prepared: 05/18/2021

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Information deemed reliable but not guaranteed. CoreLogic Matrix

MLS® #: 40115168

Click the LifeStyle Match button to prioritize which property features matter most to you.

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Green Energy Efficient:
Green Energy Generation:
Green Indoor Air Quality:
Green Sustainability:
Green Water Conservation:
Energy Certification:
Information Statement:

Date:

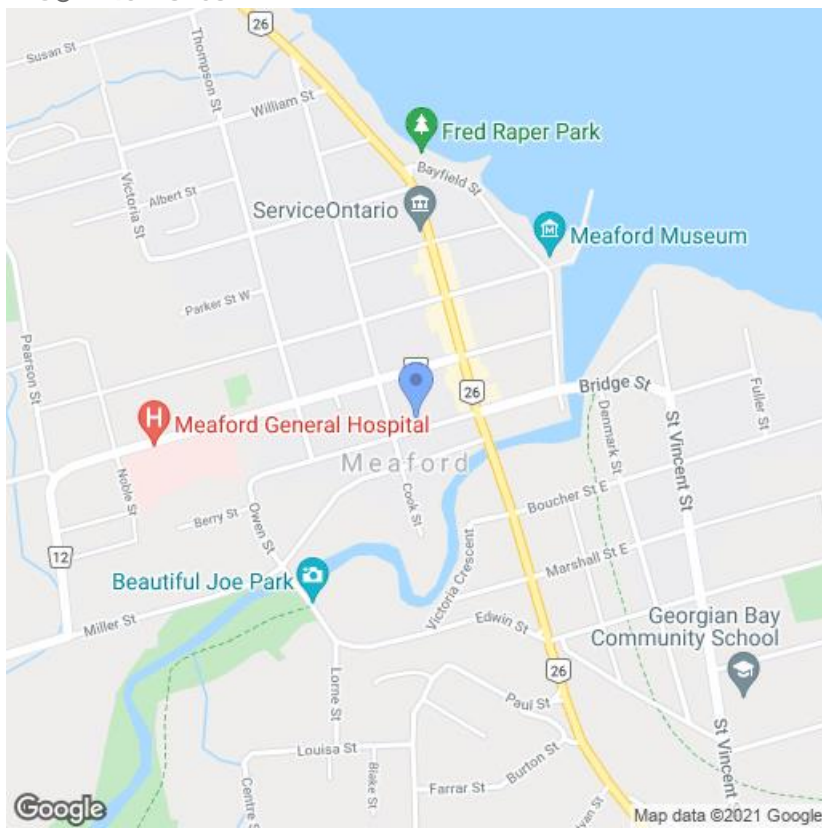
Level:

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