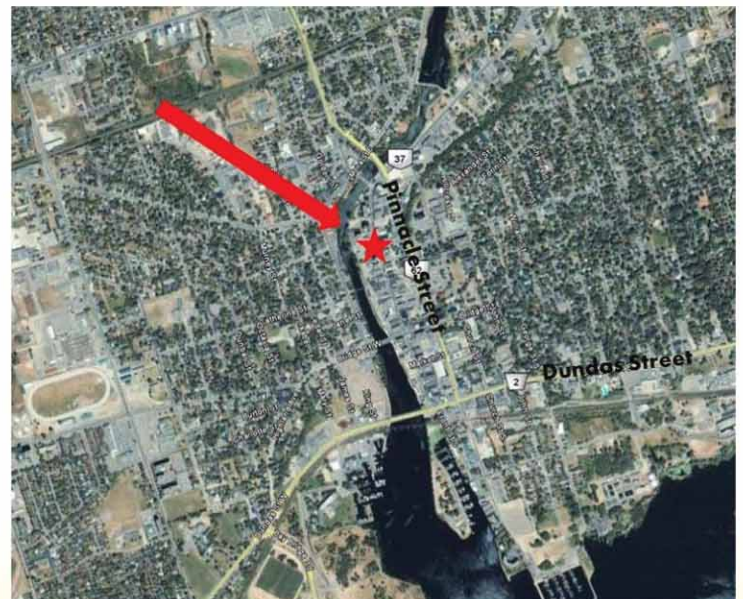


Investment Property For Sale

306 Front Street
Belleville, ON
K8N 2Z8

- Sale Price:** \$575,000
- Lot Size:** 3,738 Sq Ft
- Zoning:** C2-3
General Commercial
- N.O.I.:** \$55,500
- Realty Taxes:** \$6,652.98 (2008)
- Parking:** Municipal Lot at rear
Street parking
available on
Front Street
- Heating:** Forced Air Gas
on ground floor;
Gas Hot Water on
second floor
- Legal
Description:** Pt Lt 54 W/S Front St PL Hasletts
Thurlow as in QR477415; T/W
QR77415; Belleville; Hastings
- Location:** South of Pinnacle Street
Intersection and North of
Bridge Street



For More Information, Please Contact:



Dearbhla Trainor
Sales Representative
613-384-1997 (26)
dtrainor@rtcr.com



Providing Solutions

All information provided is deemed reliable but is not guaranteed and should be independently verified.

Investment Property For Sale

306 Front Street
Belleville, ON
K8N 2Z8

Property Type: Multi-Residential
with Retail/Office
Street-front Unit

Lot Dimensions: 178' x 21'

Number of Units: 13 Residential Units
(6 on ground floor)
(7 on second floor)
1 Commercial Unit

**Right of Ways /
Easements:** Abutting owner will
grant a right-of-way
for side passage
way upon purchase

Roof Type: Flat Roof

Basement: Access through rear



Summary:

Great opportunity for a fully leased income producing property. This multi-residential/commercial building faces onto Front Street in Belleville's historic downtown core and back onto the Moira River. There is currently a waiting list for the residential units. Financial statements available upon request to qualified buyers.

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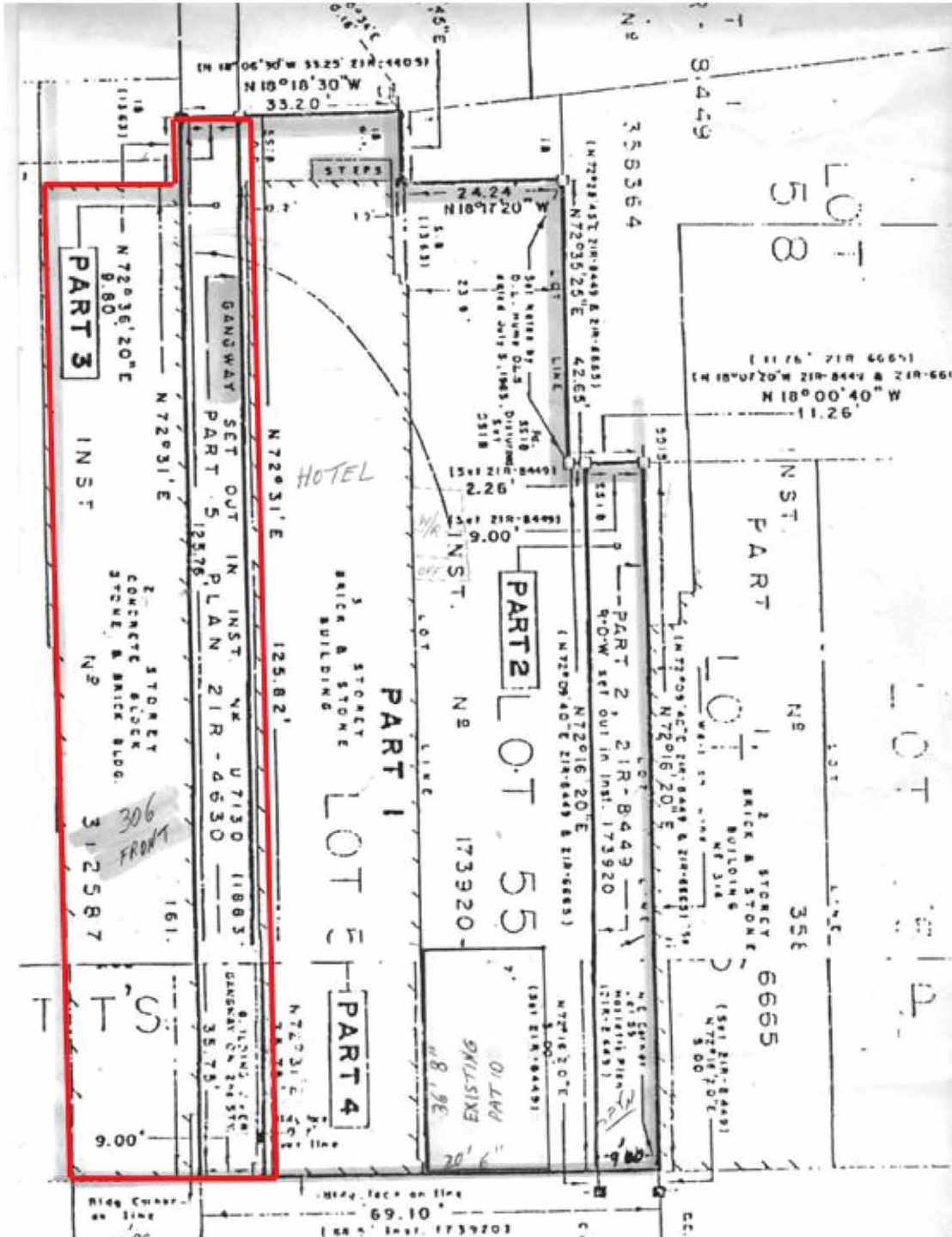


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