$675,000

MLS# 202620449

3,025 Sqft

482 Brooklyn Street presents an exceptional opportunity to acquire a revenue-generating industrial investment in a highly desirable location. The property is comprised of three distinct units, with two currently leased and providing stable rental income. The third and smallest rear unit, featuring an 8-foot-high overhead door, is currently occupied by the owner, who is expected to remain in place until approximately Summer 2027. This arrangement provides continued income stability in the near term while offering future flexibility for a purchaser seeking additional rental revenue or owner-occupier potential. One of the leased units 482 Brooklyn Street offers a functional and well-maintained layout featuring front and rear man-door access, an 8-foot-high overhead door at the rear, new flooring, a reception area, kitchenette, washroom, and additional storage space. The lease for this unit expires on August 31, 2026, presenting a valuable opportunity for a future owner-occupier to establish their business within the property while benefiting from existing cash flow in the interim.

For full listing details, please scan:

Cliff Dyck

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Disclaimer:All information contained herein is deemed to be reliable however it is up to the buyer to do their own due diligence.

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