

# FOR SALE INVESTMENT OPPORTUNITY



- Busy Lambeth location
- 5 Commercial Tenants

**Asking: \$495,000**

*For more information contact:*

**DALE BENSETTE**

*Broker*

*email: dalebensette@royallepage.ca*

**GEORGE GICOPOULOS**

*Sales Representative*

*email: ggicopoulos@royallepage.ca*

ROYAL LePAGE TRILAND REALTY,  
BROKERAGE

PHONE: (519) 672-9881

FAX: (519) 672-4498

[www.commercialsales.ca](http://www.commercialsales.ca)

[www.georgegicopoulos.com](http://www.georgegicopoulos.com)

COMMERCIAL GROUP

**ROYAL LePAGE**

**TRILAND REALTY**

REAL ESTATE BROKERAGE

334 WELLINGTON ROAD SOUTH  
LONDON, ONTARIO  
N6C 4P6

*Independently Owned & Operated*

# ROYAL LePAGE COMMERCIAL GROUP

**LOCATION:** Main St., Lambeth

**BUILDING:** 2 storey plus lower level

**LOT SIZE:** 66 x 165 ft.

**2009 TAXES:** \$11,837

**LEGAL DESC:** Lot 11, North of Side road & ETR Plan 443, London

**PARKING:** Shared with 2473 Main St. A shared parking agreement would be required and registered on title if properties are sold separately.

**FINANCING :** Consider Clear

**PRICE:** Sale: \$495,000

## 2009 INCOME & EXPENSE

Total Revenue \$51,000

Less Expenses

Water \$1,158.94

Insurance 1,268.00

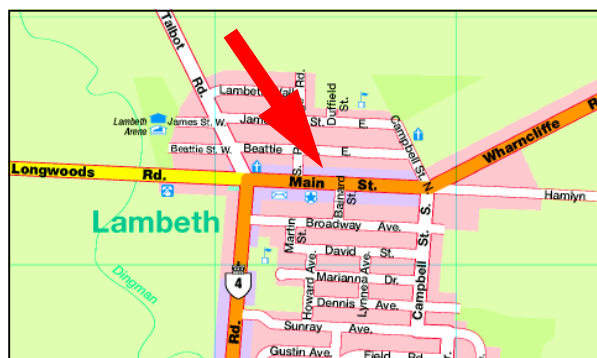
Property Taxes 11,837.00

\$14,263

Net Income \$36,736

**Note: This building could be sold as a package with 2473 Main Street immediately next door.**

## LOCATION MAP



**DALE BENSETTE**

*Vice President & Broker*  
dalebensette@royallepage.ca

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