

FOR SALE

BOWMANVILLE



CBRE

237 King Street East & 6 Simpson Avenue, Bowmanville, ON

INVESTMENT HIGHLIGHTS



Fully Occupied



Long Tenant History



Grocery Shadow
Anchored Center



Rental Growth
Potential

RETAIL/RESIDENTIAL PLAZA

FOR SALE
BOWMANVILLE, ON

The property is ideally located on the main commercial area of Bowmanville on the south side of King Street East at the corner of Simpson Avenue. The retail plaza is shadow anchored by the enclosed Bowmanville Mall and a Metro grocery store. The property is a three storey mixed use building with six retail units on the first floor and 14 apartments on the second and third floors. The residential component is comprised of ten large two bedroom plus den and three bedroom loft style units. Tenants and visitors have access to ample on site parking. There is considerable upside in rents at the subject property, particularly in the 3 bedroom units as existing tenants leave and there is an opportunity to increase the rents. The plaza has the possibility of re-merchandising with national tenants which would increase value dramatically.

PROPERTY DETAILS

SITE AREA:
0.88 acres

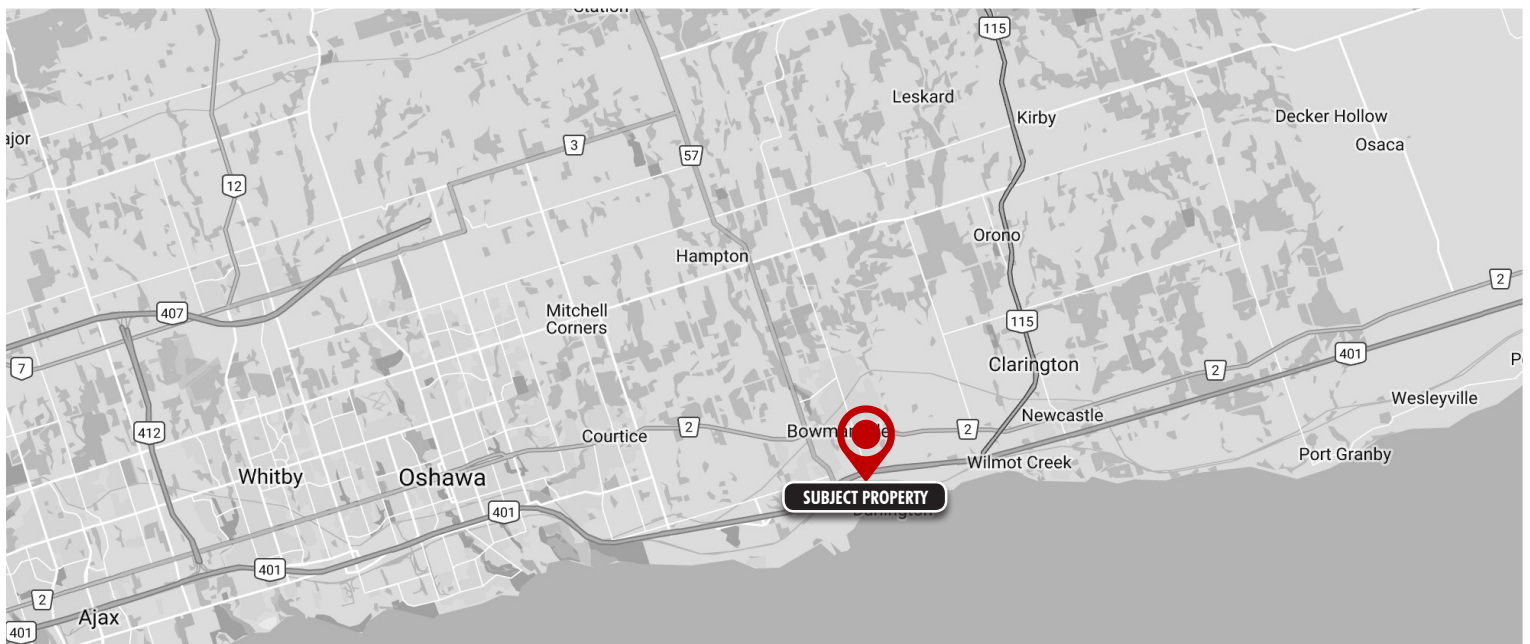
RETAIL AREA:
10,069 square feet

ZONING:
C1- 31 - General Commercial

GROSS LEASABLE AREA:
30,207 square feet

RESIDENTIAL AREA:
20,138 square feet

OCCUPANCY:
100%



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