



**RETAIL
INVESTMENT
GROUP**

348 LACROIX STREET, CHATHAM, ON
INVESTMENT OPPORTUNITY

CBRE

FOR SALE

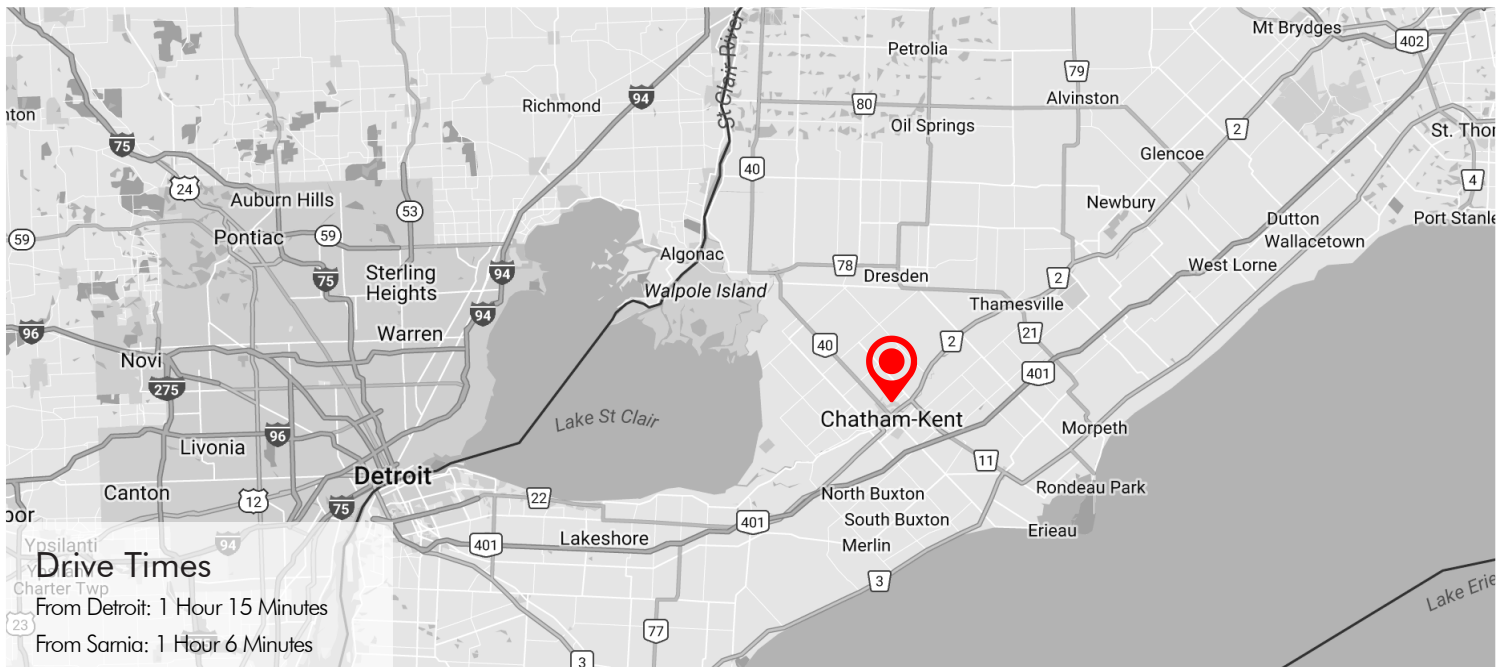
348 LACROIX STREET

CHATHAM, ON

The Property is well located on the southwest corner of Lacroix Street and Park Avenue West, in a high traffic commercial area of the city. The building was constructed in 2006 and has been occupied by the Bank of Montreal since 2007 with a 15-year lease term that runs until April 30, 2022. The neighbouring site to the north of the Subject Property is a freestanding Sobeys grocery store. The neighbouring site to the south of the Subject Property is a retail building with an independent variety store. Park Avenue West and Queen Street (north-east of the Subject Property) feature numerous national tenants including Tim Horton's, Scotiabank, Shoppers Drug Mart and Subway. The property offers an excellent opportunity to acquire a care-free investment with a highly coveted national tenant and a long lease term.

PROPERTY DETAILS

Site Area:	0.65 ac.	Zoning:	UC (NC) Neighbourhood Commercial
Ground Floor:	5,005 sq. ft.	Lease Expiry:	April 30, 2022
Basement:	1,997 sq. ft.	NOI:	\$207,127
Parking:	20 spaces	Asking Price:	\$3,500,000



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BRAD WALFORD*
Associate Vice President
416 495 6241
brad.walford@cbre.com

SEAN COMISKEY*
Associate Vice President
416 495 6215
sean.comiskey@cbre.com

CBRE Limited, Brokerage | 2005 Sheppard Avenue East | Suite 800 | Toronto, ON M2J 5B4 | T 416 494 0600 | F 416 494 6435

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