

Listing ID: 40615257

\$9,450,000

, 2.77 acres

Office

174 WEST Street S, Orillia, Ontario,
L3V6L4

Prime Office Building Investment in Orillia Distinguished by its superior maintenance, strategic location, and strong investment potential, the building's strengths are: **PEAK MAINTENANCE:** Benefit from a property that's in excellent condition, with all capital improvements completed and up-to-date, ensuring a hassle-free investment. **SOLID RETURNS:** With 100% Occupancy, enjoy a 7.6% cap rate offering immediate cash flow. **IDEAL LOCATION:** Positioned directly across from the Orillia Recreation Centre and near amenities, this building is one of Orillia's most desirable office locations. **GROWTH POTENTIAL:** Located in an intensification node, anticipate capital appreciation with the city's forthcoming gentrification. Abutting 19.69 acre land also available as portfolio sale, along with another 23,477sf Orillia office building. (id:50303)

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Listing Office: Maven Commercial Real Estate Brokerage