

\$6,800,000 - 6737 Highway 20, Smithville

MLS® #40770870

\$6,800,000

3 Bedroom, 2.00 Bathroom, 1,932 sqft

Single Family on 10.13 Acres

057 - Smithville, Smithville, Ontario

10-acre property inside the urban boundary, marked as commercial on the city block plan. The site includes a bungalow with 3 bedrooms, 2 bathrooms, a walkout basement, and kitchens on both levels. The home also features hardwood floors, a garage, and a carport. A 2,500 sq. ft. shop with a furnace provides heated workspace or storage. A cell tower lease is in place, starting June 1, 2023, for a five-year term with three additional five-year renewal options. Rent begins at \$12,000 per year and increases with each extension. The property owner has the option to cancel the lease at each renewal, providing flexibility for future development while maintaining income until that time. (id:6289)

Built in 2003

Essential Information

Listing #	40770870
Price	\$6,800,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,932
Acres	10.13
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information



Address	6737 Highway 20
Subdivision	057 - Smithville
City	Smithville
Province	Ontario
Postal Code	L0R2A0

Amenities

Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dryer, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Re/Max Twin City Realty Inc.
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