

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

MLS® #40771073

\$6,800,000

0 Bedroom, 0.00 Bathroom, 1,002 sqft
Other 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 #	40771073
Price	\$6,800,000
Bathrooms	0.00
Square Footage	1,002
Acres	10.13
Year Built	2003
Type	Other
Sub-Type	Freehold

Community Information

Address 6737 Highway 20



Subdivision	057 - Smithville
City	Smithville
Province	Ontario
Postal Code	L0R2A0

Amenities

Features	Crushed stone driveway
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Interior

# of Stories	1
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Exterior

Exterior	Vinyl siding, Steel
Foundation	Poured Concrete

Listing Details

Listing Office	Re/Max Twin City Realty Inc.
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