

# \$389,000 - 40 & 42 Robinson Street, Simcoe

MLS® #40776040

**\$389,000**

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Retail on 0.00 Acres

Town of Simcoe, Simcoe, Ontario

Investors and Entrepreneur this is your calling!

A fully VACANT building offer an extremely spacious 2 bedroom apartment above with HIGH ceilings and massive living room, onsite laundry, private rear secondary entrance patio area & garage. The retail space is currently partially divided with a walkthrough between the two store fronts, but could easily be closed in to create 2 shops again. Investors could fill it with tenants! Entrepreneur live upstairs and run a shop out of the retail space. The CBD zoning allows for a vast opportunity! Updates include; newer roof, hot water heater (owned 2025), furnace (2023), some electrical, rear stairs, apartment. Whether you are looking for financial freedom with an investment portfolio or looking to start your dream it's time to check out 40 & 42 Robinson (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listings #     | 40776040  |
| Price          | \$389,000 |
| Bathrooms      | 0.00      |
| Square Footage | 3,000     |
| Acres          | 0.00      |
| Type           | Retail    |
| Sub-Type       | Freehold  |

## Community Information

Address 40 & 42 Robinson Street



|             |                |
|-------------|----------------|
| Subdivision | Town of Simcoe |
| City        | Simcoe         |
| Province    | Ontario        |
| Postal Code | N3Y1W6         |

### Amenities

|           |         |
|-----------|---------|
| Amenities | Schools |
|-----------|---------|

### Interior

|              |   |
|--------------|---|
| # of Stories | 2 |
|--------------|---|

### Listing Details

|                |                                                    |
|----------------|----------------------------------------------------|
| Listing Office | COLDWELL BANKER MOMENTUM REALTY BROKERAGE (Simcoe) |
|----------------|----------------------------------------------------|



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