

\$1,250,000 - 55 Snyder's Road W, Baden

MLS® #40777636

\$1,250,000

5 Bedroom, 6.00 Bathroom, 4,554 sqft

Multi-family on 0.00 Acres

661 - Baden/Phillipsburg/St. Agatha, Baden, Ontario

Prime Investment Opportunity in the Growing Town of Baden! Discover this well-maintained, fully leased mixed-use building ideally situated in a high-traffic location in the heart of Baden. This exceptional property features 2 commercial spaces on the ground floor, 2 residential units above, and 1 stand alone residential unit in the back, offering a stable and diversified income stream. The building has been meticulously cared for, ensuring minimal maintenance and excellent curb appeal. Its high-visibility location provides outstanding exposure for commercial tenants, while the charming residential units benefit from a convenient and walkable community setting. With Baden experiencing steady growth and increasing demand, this is a rare opportunity to acquire a turnkey investment property in a thriving small-town environment. (id:6289)

Essential Information

Listing #	40777636
Price	\$1,250,000
Bedrooms	5
Bathrooms	6.00
Square Footage	4,554
Acres	0.00
Type	Multi-family
Sub-Type	Freehold



Community Information

Address	55 Snyder's Road W
Subdivision	661 - Baden/Phillipsburg/St. Agatha
City	Baden
Province	Ontario
Postal Code	N3A2M2

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground, Public Transit, Schools
Features	Conservation/green belt, Paved driveway
Parking Spaces	6

Interior

Appliances	Water softener
Heating	Natural gas Forced air, Radiant heat
Cooling	Central air conditioning, Ductless
# of Stories	2
Has Basement	Yes

Exterior

Foundation	Stone
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Listing Details

Listing Office	Real Broker Ontario Ltd.
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