

\$1,549,000 - 130 Sproule Road, Tay Valley

MLS® #X12478561

\$1,549,000

0 Bedroom, 0.00 Bathroom, 8,396 sqft

Retail on 2.17 Acres

906 - Bathurst/Burgess & Sherbrooke
(Bathurst) Twp, Tay Valley, Ontario

Prime multi-use INVESTMENT OPPORTUNITY! This well-maintained professional building is ideally located just minutes from downtown Heritage Perth and Highway 7. Built in 2004, the steel-clad, low-maintenance structure is in great condition inside and out - truly a turnkey property. Constructed on a concrete slab with radiant floor and radiant tube heating, the building is equipped with a 400 Amp Hydro service, drilled well and septic system (upgraded). The paved parking area provides plenty of space for tenants and visitors, complemented by manicured lawns and a detached garage. Inside, the main level welcomes guests with a bright, spacious foyer leading to a shared boardroom that comfortably seats 12-16 people, plus an accessible washroom. The property is currently home to commercial and residential tenants! An opportunity not to be missed! Owner looking to sign 3 year lease back of front office space, 1413 sq ft heated bay available for owner occupant or additional rental. Garage rent estimated at \$15 sq ft, office at \$20 sq ft. Call list agent with any questions. (id:6289)



Essential Information

Listing # X12478561

Price \$1,549,000

Bathrooms	0.00
Square Footage	8,396
Acres	2.17
Type	Retail

Community Information

Address	130 Sproule Road
Subdivision	906 - Bathurst/Burgess & Sherbrooke (Bathurst) Twp
City	Tay Valley
Province	Ontario
Postal Code	K7H3C9

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	40

Interior

Heating	Radiant heat
Cooling	Fully air conditioned

Listing Details

Listing Office EXP REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 27th, 2025 at 12:16pm EDT