



97,480 sf mixed use investment opportunity for sale

1 Union Street, Elmira, Ontario

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**AVISON
YOUNG**



Property details

1 UNION STREET

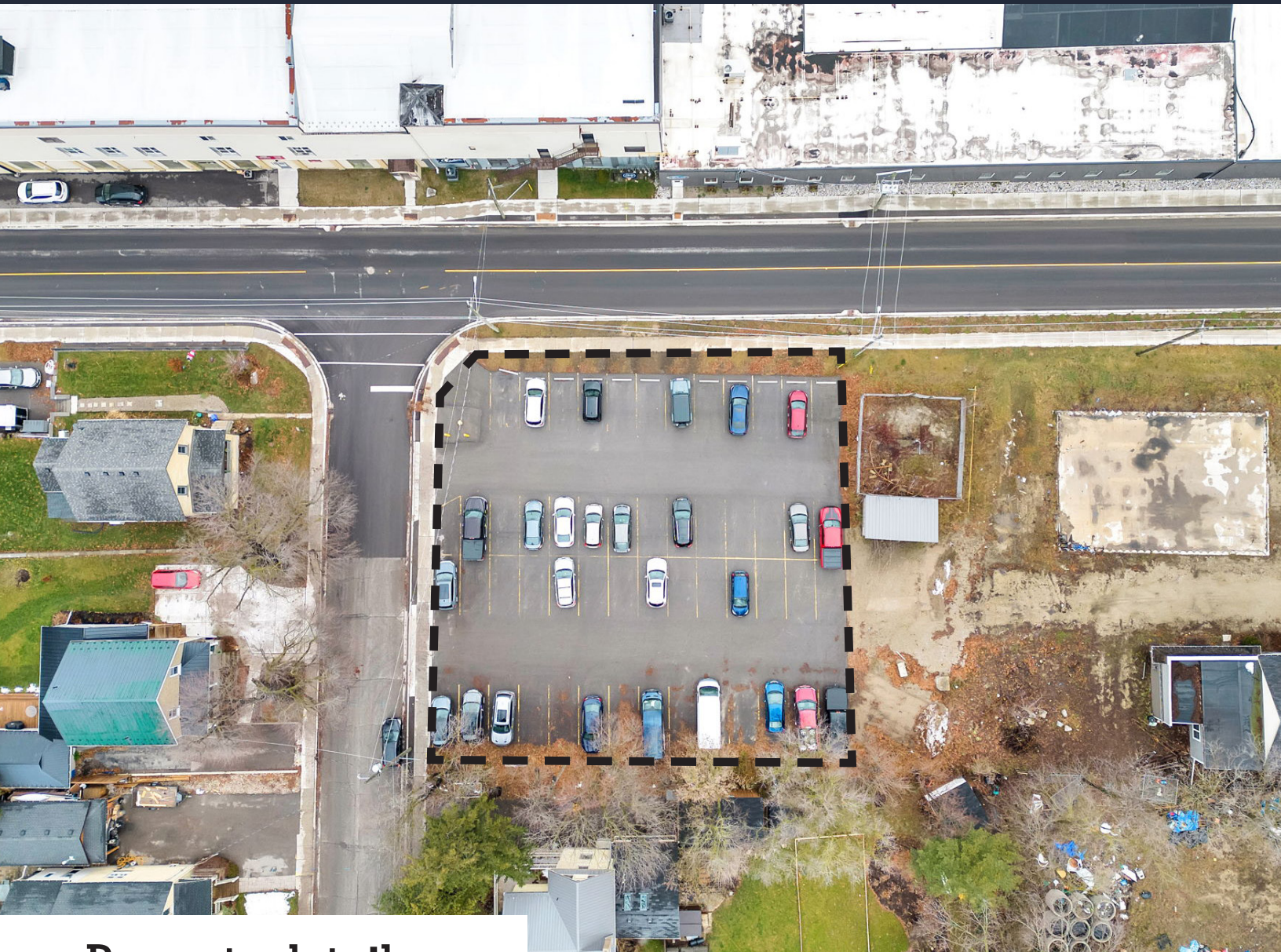
This multi-phased, three-story mixed-use investment property for sale in Elmira, Ontario, combines office/studio, retail, and industrial tenancies. Substantial capital expenditure has been invested in building maintenance and upgrades.

Property details

Available area	97,480 sf
Lot size	3.294 acres
Power	600V / 400A
Shipping	Drive-in(s), truck level(s)
Zoning	M-5

Investment details

Tenants	24
Income (2025)	\$462,630.44
Taxes	\$52,249.00
Asking price	\$8,995,000



Property details

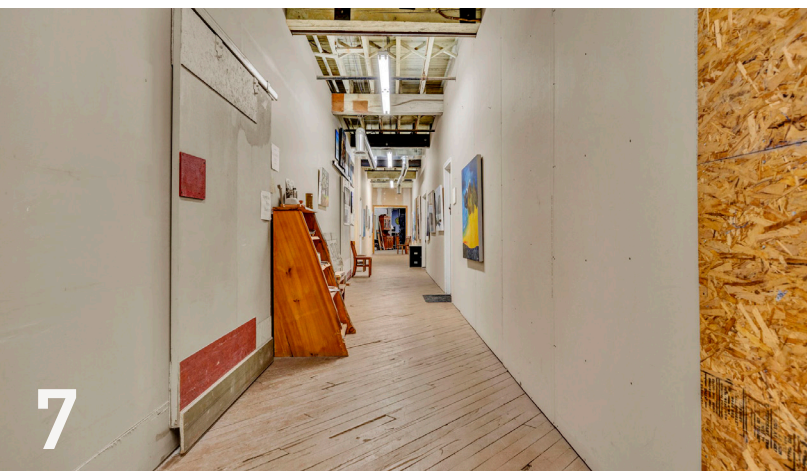
28 UNION STREET

This 0.426 acre lot is currently used as an overflow parking lot for 1 Union Street’s tenants.

Property details

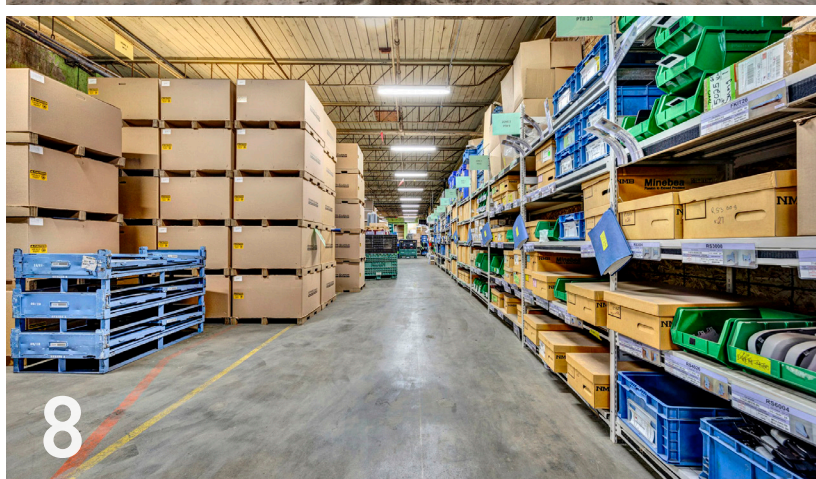
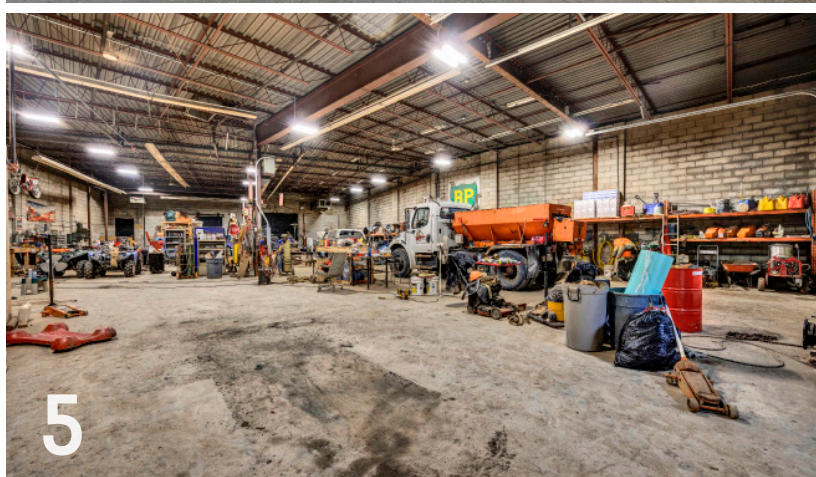
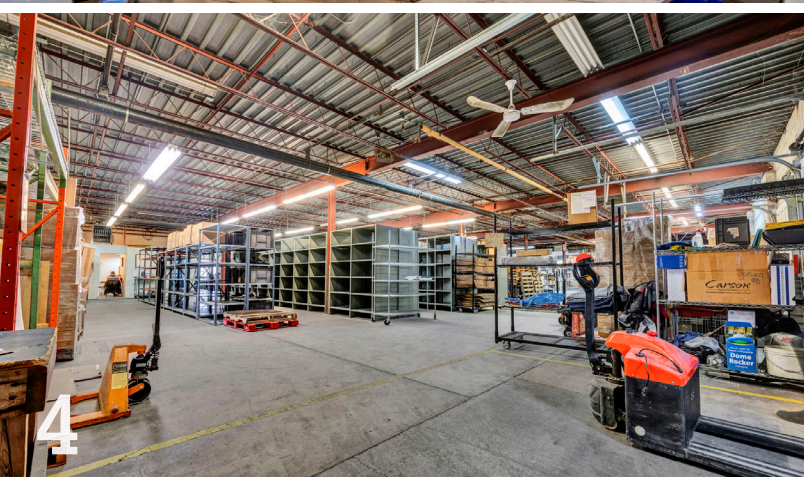
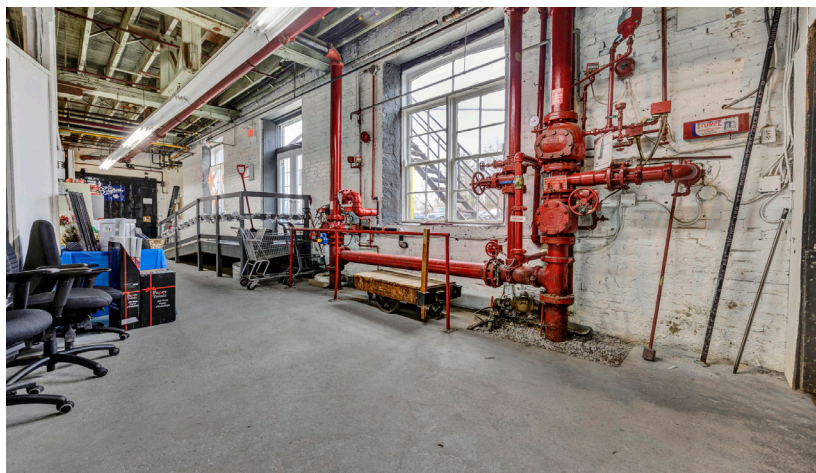
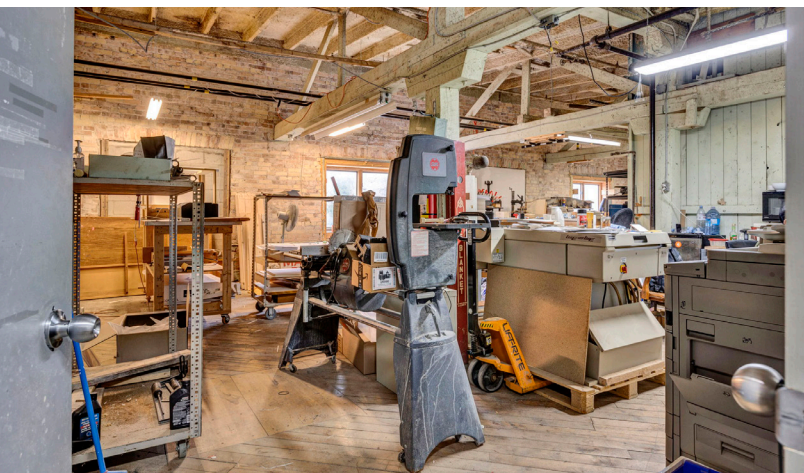
Lot size: 28 Union	0.426 acres	Parking	53 stalls
Frontage	159.07 feet	Current use	Overflow parking lot for 1 Union Street
Zoning	M-5		

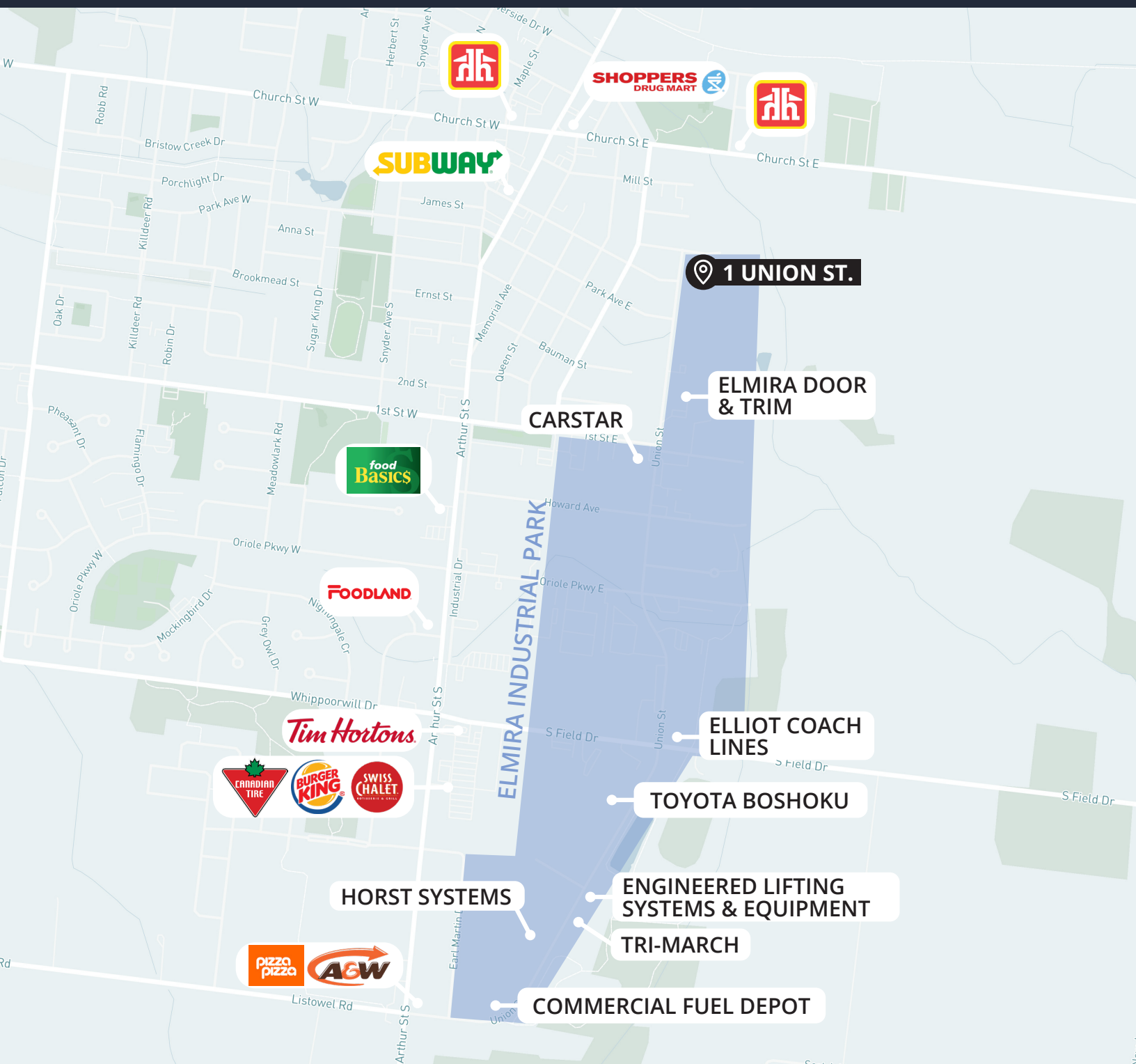




Investment For Sale

1 Union Street, Elmira, ON





15 MINUTE DRIVE TIME

53,908
Population

76,363
Daytime population

\$145,704
Avg hshld income

39
Median age

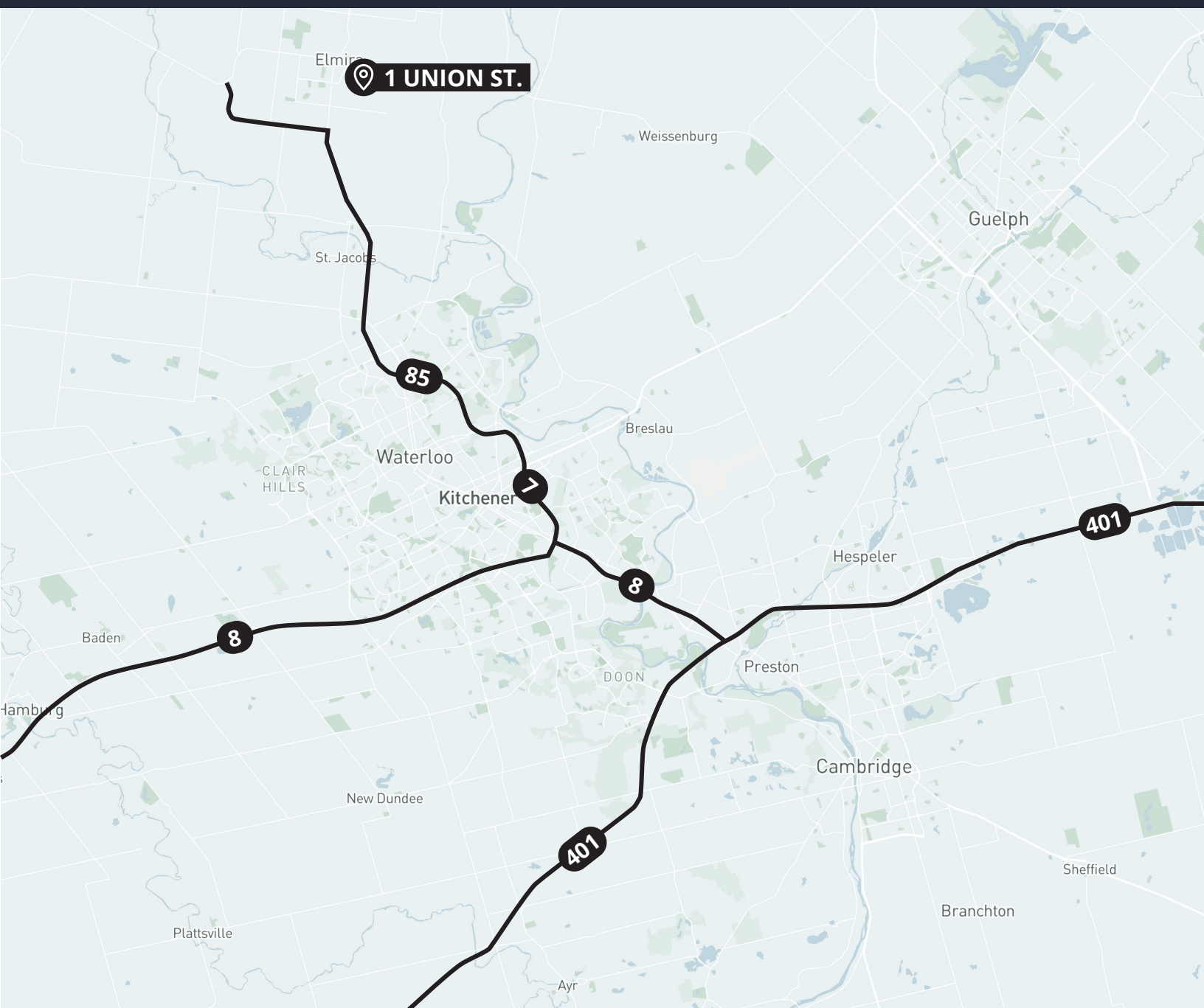
30 MINUTE DRIVE TIME

599,242
Population

621,033
Daytime population

\$120,276
Avg hshld income

37.7
Median age



Get more information

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