

Fully Leased Investment Opportunity

271 Grand River Street N
Paris, ON

±4,380 Sq. Ft. Retail Plaza on 0.378 Acres



Contact Us

Mel de Oliveira**, CCIM
Vice President
+1 519 340 2311
mel.deoliveira@cbre.com

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Property Details

This 4,380 sq. ft. commercial plaza is strategically located on a high-traffic retail strip in Paris, offering excellent visibility and accessibility. The property is fully leased, featuring a 1,450 sq. ft. unit occupied by Subway and an additional 2,930 sq. ft. leased to other tenants. The building is easily divisible, provides ample parking, and is situated close to downtown Paris. Surrounded by strong retail anchors such as Canadian Tire and Sobeys, this plaza presents a prime investment opportunity in a thriving commercial corridor.

Going-in cap rate is 5.56% on the asking price.

Zoning

Permitted Uses:

- Convenience Store
- Day Care
- Dry Cleaning and Laundromat
- Financial Institution
- Florist Shop
- Mobile Refreshment Cart
- Museum
- Office, Business/Professional
- Personal Service Establishment
- Pharmacy
- Retail Store
- Studio

Site Details	
Total Building Size	Subway: ±1,450 Sq. Ft. 2nd Unit: ±2,930 Sq. Ft. ±4,380 Sq. Ft.
Number of Units	2 (Fully Leased)
Zoning	C1
Land Area	±.0378 Acres
Taxes	\$20,478.04 (2024)
Asking Price	\$1,549,000

4,380

SF Total Building Size

C1

Zoning

0.378

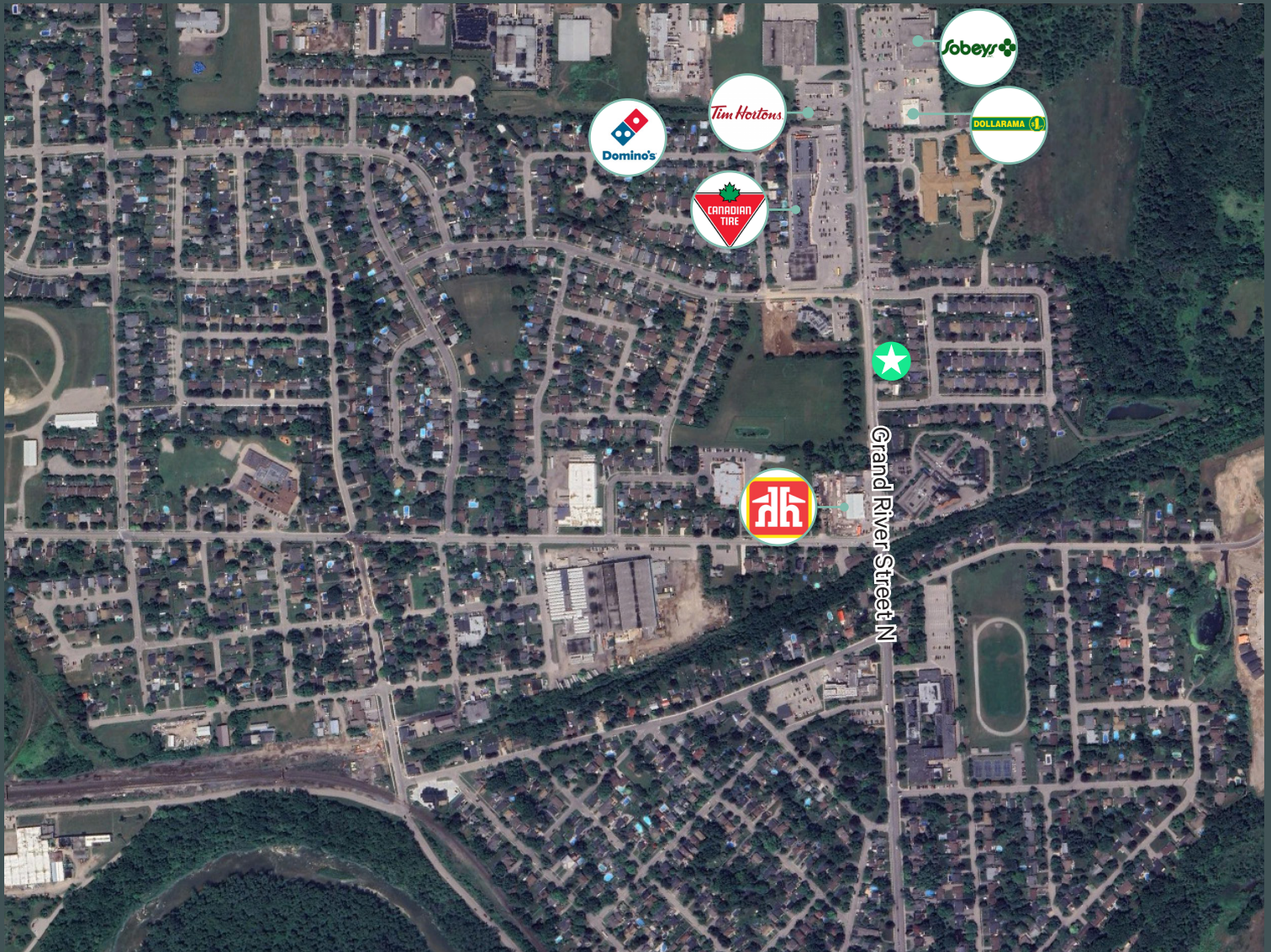
Acres



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For Sale



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CBRE Limited, Real Estate Brokerage | 72 Victoria Street S, Suite 200 | Kitchener, ON | N2G 4Y9 | **Broker

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