

66 BROADWAY AVE, ORANGEVILLE



JUST LISTED



THE PROPERTY



1 APT



1 RETAIL



1,998 TOTAL
SQ FT

Residential Unit

- 2 BED, 1 BATH, 2 STOREY -- Fully Renovated in 2017, has committed AAA Tenant!
- Kitchen has Granite Counters, Subway Tile Backsplash & Classy White Cabinetry
- Stainless Steel Appliances, Front Load Washer & Dryer, Luxury Vinyl Flooring
- Bright Windows, Contemporary Finishes, Open Concept, Front Foyer at Entrance
- Parking at Rear of Building, centrally located Downtown - 1,027 total sq ft!

Storefront Restaurant

- High Exposure with Front Signage, Zoned for Central Business District (CBD)
- 616 sqft Retail Space on Main Level + 354 sqft of Storage Space in Basement
- Fully Renovated in 2017 - sleek design, all Kitchen Appliances included with sale
- 10-year Lease contract for "6IXTY WINGS" franchise restaurant, top notch Tenant!
- Ample Customer Parking at Rear of Building, Entrance at Front for Passerby's

Neighbourhood

- Popular tourist destination, perfectly situated on historic street of Orangeville!
- Prestigious Golf nearby at Osprey, Devil's Pulpit & Hockley Valley Resort
- Blues & Jazz Festival, Town Hall Holiday Celebrations, Summer Farmer's Market
- Enjoy the convenience of all the Big Box stores, as well as Local Shops & Dining!
- Quick commuting via Highway 10 south to the major Highways & GTA

Property Features

- OWNED Hot Water Tank (2024), NEW 100 amp Electrical Panel & Fire Exit Signs
- REPLACED Roof, Windows, Furnace & A/C in 2019 (all owned, no contracts)
- INVESTORS: Incredible Potential for solid Income, between 2 amazing leases
- Immediate Possession, take over a turnkey fully operational commercial property!

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