



Listing Brochure

7 Water Street East Little Current

LISTING REPRESENTATIVE

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Mallette-Goring Inc.
REAL ESTATE BROKERAGE



Forg Sale

7 WATER, LITTLE CURRENT ON

Prime Commercial Location in Downtown Little Current

This exceptional property on Water Street is great for attracting lots of visitors, and is just a hop away from the town docks and the beautiful North Channel of Lake Huron! This building is home to amazing tenants and brings in steady income. The main floor has a cozy coffee shop that's been a favourite for nearly 20 years, plus a large unit occupied by a reliable, office tenant.

On the second floor, there's a lovely, newly renovated two-bedroom apartment with stunning views of the North Channel! All the units are easily accessible from the sidewalk, making it super convenient for everyone. This property not only provides a steady income stream but also offers significant potential for growth and development in a desirable location.

ADDITIONAL DETAILS



1 RESIDENTIAL UNIT WITH
2 BEDROOMS



2 COMMERCIAL UNITS
1 OFFICE UNIT
1 RESTAURANT UNIT



Book your showing today!

\$599,000.00

The Property

7 Water St. E
Little Current



LOCATION

LITTLE CURRENT, ONTARIO



LEGAL DESCRIPTION

PT LT 22 N/S CAMPBELL ST PL
SHAFTESBURY PT 1, 31R3357; NE
MANITOULIN & ISLANDS



PIN & ARN

PIN: 471220509

ARN: 511902000404700



OWNERSHIP

FREEHOLD



ZONING

R2-3

The Lot

7 Water St. E
Little Current



LOT SIZE

Area: 3,595.14 ft²(0.083 ac)

Perimeter: 308.40 ft

Measurements: 92.38 ft x 11.85 ft x 26.77 ft x 32.00 ft x 117.44 ft x 29.19 ft



Connect with us



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www.malletegoring.com



7 WATER ST. E LITTLE CURRENT

Unit	Current	Projected
Unit 1 - Coffee Shop	\$750.00/mth	\$1,500.00/mth
Unit 2 - Institutional Tenant	\$3,223.23/mth	\$3,500.00/mth
Unit 3- 2 Bedroom + Den	\$2,000.00/mth	\$2,500.00/mth
Total Monthly Rent	\$5,973.23	\$7,500.00
ANNUAL GROSS	\$71,678.76	\$90,000.00



7 WATER ST. E LITTLE CURRENT

Income	Annual
Apartment Revenue	\$24,000.00
Commercial Revenue	\$47,678.76
GROSS INCOME	\$71,678.76
Expenses	Annual
Less Vacancy (2.5%)	\$1,791.97
Property Taxes	\$7,343.94
Insurance	\$6,707.00
Utilities	\$10,922.79
Oil	\$3,223.23
Water Tank Rental	\$233.28
Repairs and Maintenance (5%)	\$3,583.94
Property Management (7%)	\$5,017.51
OPERATING EXPENSES	\$38,823.67
NET OPERATING INCOME	\$32,855.09



Meet Our Team



CHRIS TAMMI

Director & Broker of Record

- Lead Broker
- 18+ years of commercial real estate experience
- Market leader in commercial, industrial, investment sales and leasing



AMANDA MAHAFFY

Finance Manager & Sales Representative

- 15+ years in finance & commercial real estate
- Focus on financial analysis and packaging for investor clients and multi-residential sales



JUSTIN MUZZATTI

Sales Representative

- 13+ years Licensed 309A Red Seal Electrician
- 5+ years of Project Management Experience
- Wealth of knowledge in industrial development



CHRISTINE ROCHON

Operations Manager

- Lead operations & marketing manager
- Manages client database
- 11+ years in Production/ Production Management



GEOFF MCCAUSLAND

Development & Project Manager

- 4 years as a City Councillor and Vice-chair of Greater Sudbury's Planning Committee
- Liaises with clients on community investment and manages local development projects



JIM GAINER

Broker

- 40+ years of real estate experience
- Expertise in land acquisitions, leasing, lease renewals, and construction project management
- Focus on industrial and commercial leasing



LARRY GAUTHIER

Broker

- 40+ years of real estate experience
- Expertise in sales, leasing, and management
- Market leader with a vast network of commercial real estate referral sources



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