



For Sale: Commercial/Residential

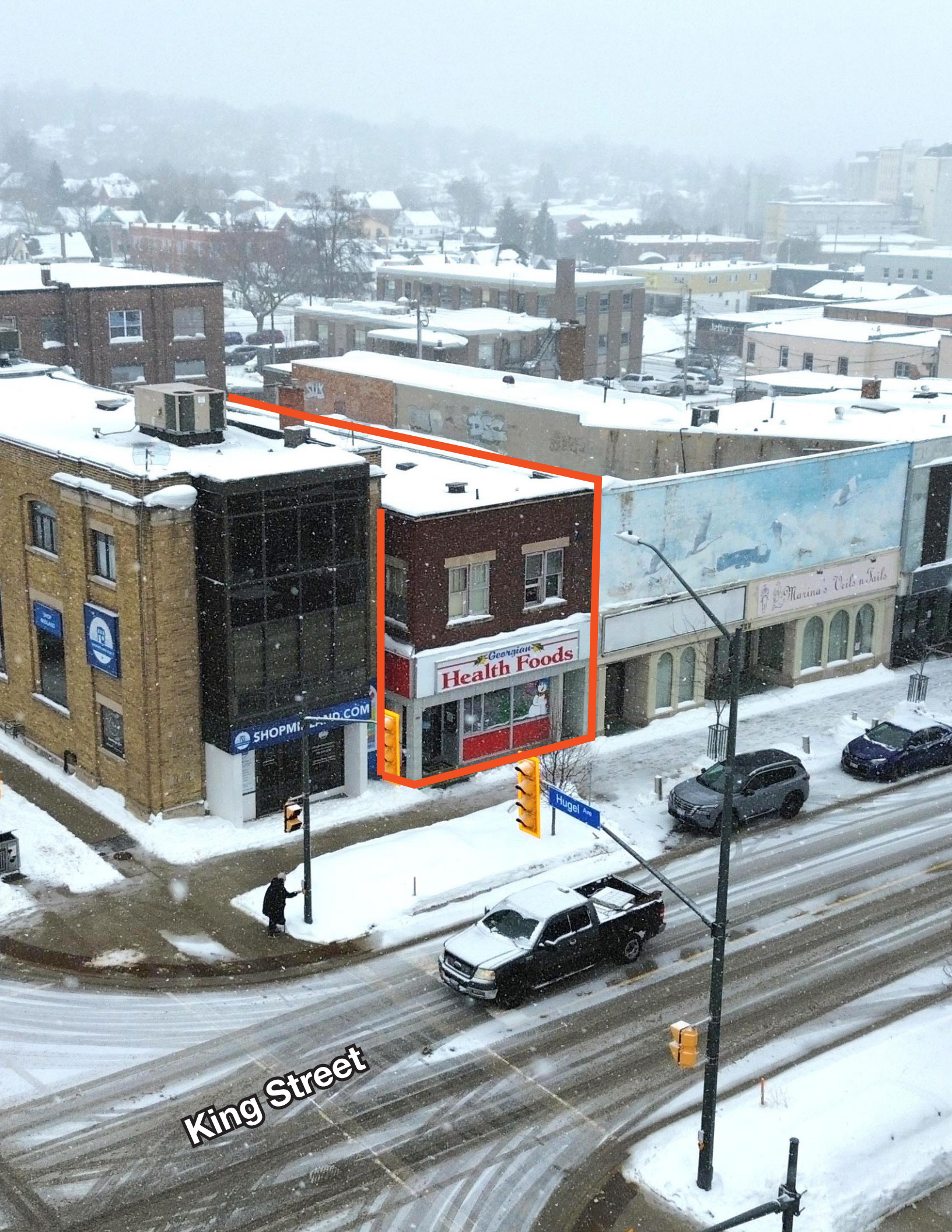
268 King Street

Midland, ON —

Two-Storey Commercial/Residential Building located in Midland, ON

Lennard:





Executive Summary

Lennard Commercial Realty Brokerage (the “Advisors” or “Lennard”) has been retained on an exclusive basis by the Vendor to offer for sale a 100% interest in a commercial asset located at 268 King Street (the “Property”). The property is located in Midland, Ontario.

The offering represents an opportunity to acquire a two-storey commercial/residential building located in the busy downtown of Midland. The property includes one quality commercial tenant on the ground floor and two large 2-bedroom units on the second floor. The zoning allows for many permitted uses. The opportunity provides prospective investors a chance to acquire a well-located service-oriented property with rental income upside and local market growth.

Property Details	
Address:	268 King Street, Midland, ON L4R 3M3
Lot Size:	0.058 acres
Building Size:	3,200 SF
Official Plan	Downtown
PIN Number	584650122
Zoning:	DC - Downtown Core Commercial
Asking Price:	\$899,990

For more information on this asset, please contact:



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Lennard:

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*Sales Representative

Property Highlights



Well Located Asset on Busy Downtown Midland



Fully occupied stabilized asset with rental upside



Open Zoning & Many Permitted Uses



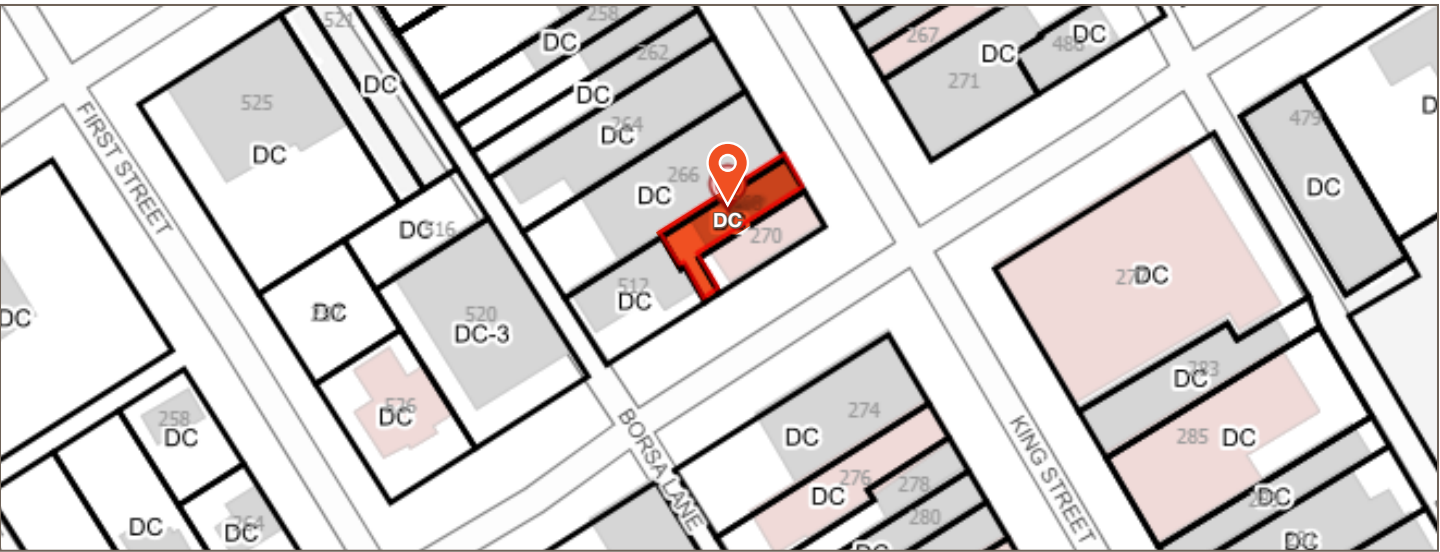
Dedicated Parking Spaces



DC - Downtown Core Commercial Zone

Within a Downtown Core Commercial Zone – DC, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this Section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this Section.

- Accessory Dwelling Units
 - Bakery
 - Bus Passenger Depot
 - Catering Establishment
 - Child Care Centre
 - Commercial Entertainment Establishment
 - Commercial School or Adult Learning Centre
 - Eating Establishment excluding a Drive Through Facility
 - Financial Institution
 - Fitness Club
 - Funeral Home
 - Hotel or Motel
 - Laundromat or Dry Cleaning Establishment
 - Liquor or Beer Store
 - Medical Laboratory
- Medical Practitioner
 - Microbrewery
 - Mobile Fast Food Facility
 - Parking Area
 - Personal Service Establishment
 - Pharmacist
 - Place of Assembly
 - Place of Worship
 - Private Club
 - Professional Office
 - Public Use
 - Retail Store
 - Retirement Home
 - Senior Citizens' Home
 - Service Shop
 - Taxi Stand



Location Overview

Midland, Ontario

Midland, Ontario, is a picturesque town located in the heart of Ontario's Georgian Bay region. Known for its natural beauty and historical significance, Midland is situated about 90 minutes north of Toronto and is part of the larger Simcoe County. The town is a popular destination for tourists, particularly in the summer months, due to its proximity to waterfront attractions, outdoor activities, and historical landmarks.



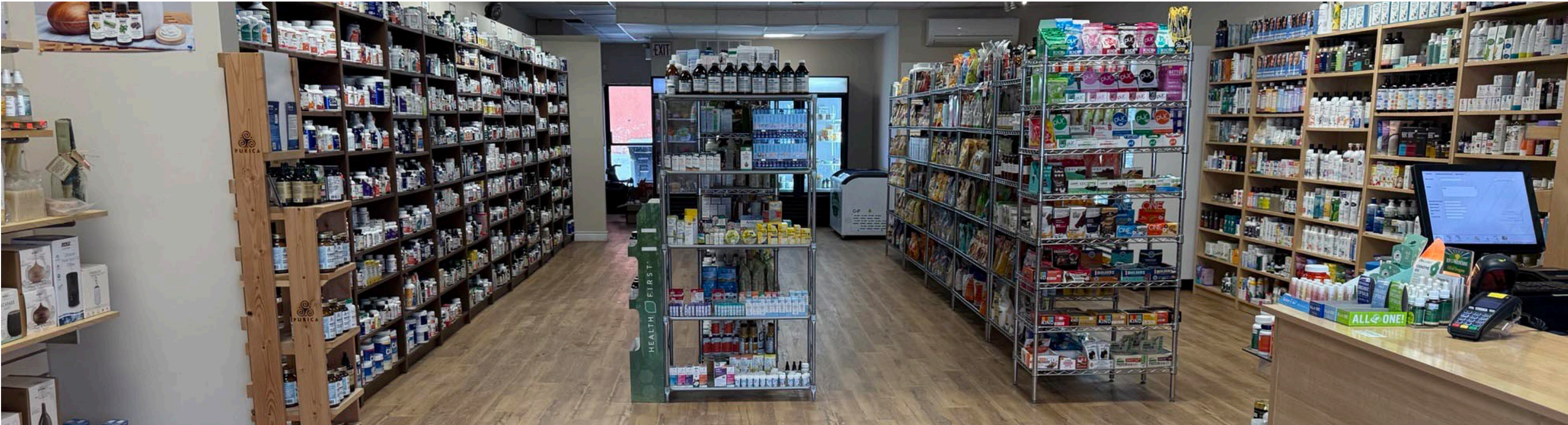
Amenity Map



Exterior Photos



Interior Photos





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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.