



**\$825,000**

**662 GUSTAVUS STREET, SAUGEEN SHORES,  
ONTARIO, CANADA, N0H2C0**

<https://evolverespace.com>

- 2 baths
- Office
- 3589 sq ft

EXCEPTIONAL OPPORTUNITY IN THE PROGRESSIVE COMMUNITY OF SAUGEEN SHORES ON THE SHORE OF LAKE HURON. THIS PREMIER OFFICE BUILDING IS PERFECTLY LOCATED IN THE CC-3 ZONE ALLOWING A MULTITUDE OF USES. THE BUILDING CURRENTLY HAS 2550 OF USUABLE SQUARE FOOTAGE LEASED TO A PREFERRED TENANT. OFFERING A GREAT RETURN ON INVESTMENT. YEARLY MINIMUM RENT IS \$49,200.00. [...]

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## Building Details

**ParkingTotal:** 7

**Heating:** Forced air

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Fully air conditioned

