

88 QUEEN STREET

Almonte, Ontario K0A 1A0

MLS®: 1403020

 Map  Multimedia

\$585,000 New Listing

Active

Approximate Building SQFT **1,987**

Year Built **1900**



1 / 22

88 Queen Street in Almonte is a fantastic opportunity for any number of businesses. Only steps away from a Hotel and B&B, this location is well-suited for a restaurant or retail space. Professional services would also be well suited to this location. 88 Queen Street is also only steps away from the Mississippi River, The very active Almonte Old Town Hall, and a short walk to the trendy retail strip on Mill Street. The three-bedroom apartment was updated in 2016. The basement gives plenty of additional storage or workspace. Plenty of street parking offers excellent access to your customers. The current owner has taken great care to bring this incredible building up to date with the infrastructure and finishes—24-hour notice for showings and a 24-hour irrevocable on offers.

About 88 QUEEN, Almonte, Ontario K0A 1A0

Directions: 417 To March Road South. Marcheron becomes Ottawa Street and then Left on

Queen Street

General Description

Status	Active
ML Number	1403020
Transaction Type	Sale
Property Sub Type	Retail
District/Neighbourhood #	911- Almonte
Municipality	Mississippi Mills
Neighbourhood Name	Almonte
Lot Size	54 x 68.66
Zoning Designation	Downtown Commercial
Occupancy	Tenant
Title Form	Freehold
Approximate Building SQFT	1,987
Legal Description	PT LT 11 SEC MITCHESON PL 6262 LANARK N RAMSAY; PT LT 12 SEC MITCHESON PL 6262 LANARK N RAMSAY ALL BEING PT 1-3, 26R1005; S/T RN80206 ; TOWN MISSISSIPPI MILLS
Net Operating Income	\$10,255
Annual Gross Income	\$17,775
Operating Costs	\$3,867
Other Costs	\$0
Year Built	1900
Age Description	Approx
Office SqFt	171
Retail SqFt	816
Useable SqFt	1,768
Sign on Property	No
Explaining Improvements	See Attachments
Fire Retrofit	Yes
Total Parking	2
Property Taxes	\$3,653
Operating Costs	\$3,867
Net Operating Income	\$10,255
Total Parking	2
Explaining Improvements	See Attachments

Financial Information

Property Taxes	\$3,653
Property Tax Year	2023
Add Images URL	https://www.kellysuccess.com/listings-forsale/88-queen-street-almonte-911/

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.



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