

FOR SALE

COMMERCIAL INVESTMENT OR OWNER-OCCUPIER OPPORTUNITY

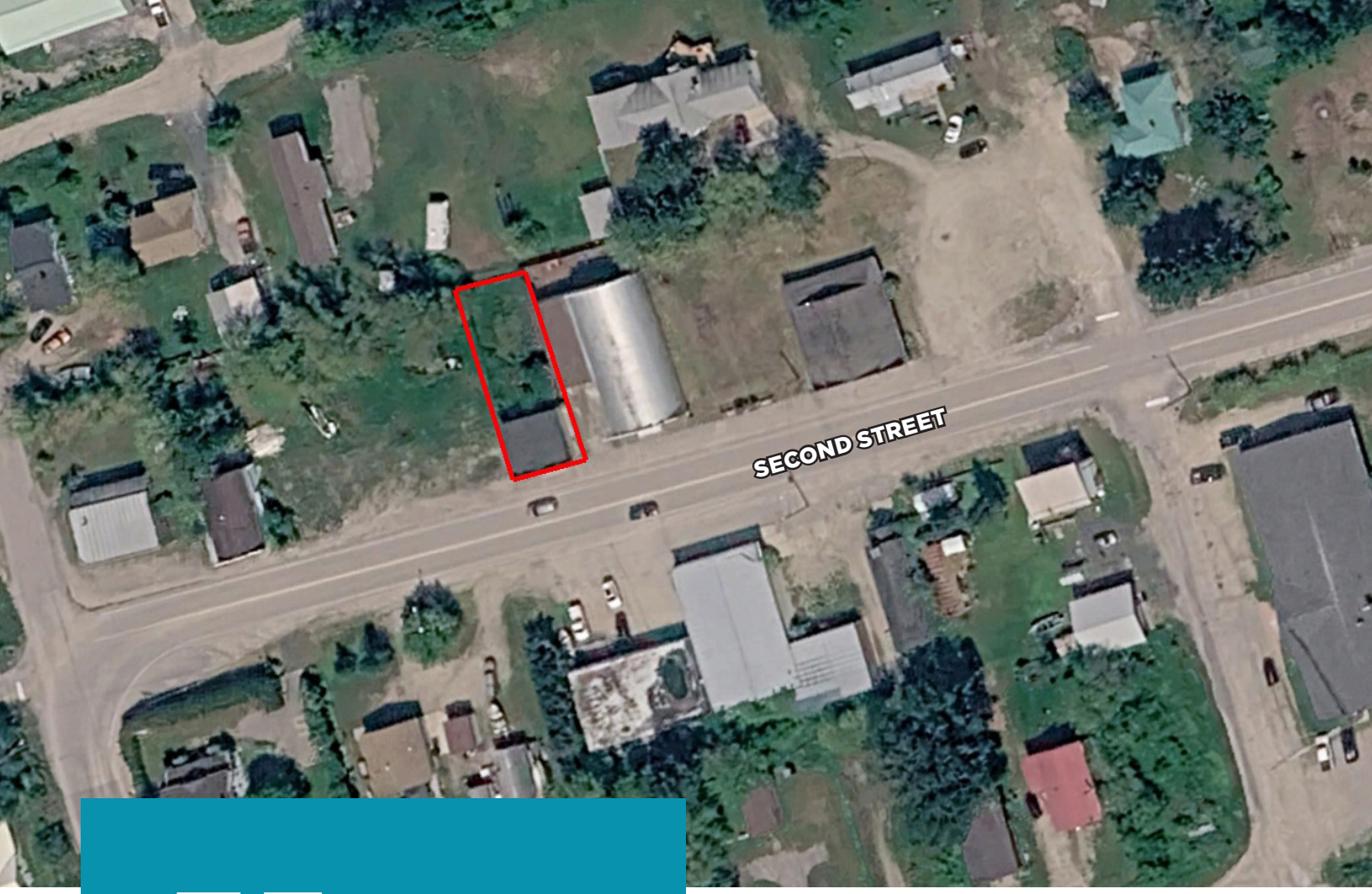
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SECOND STREET

Hudson, Ontario

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CUSHMAN & WAKEFIELD
Southwestern Ontario



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SECOND STREET

Hudson, Ontario

Freestanding commercial building formerly occupied by the LCBO, situated along Second Street in Hudson, Ontario.

AVAILABLE AREA	±1,844 SF
SITE AREA	0.083 Acres
ZONING	CD
ASKING PRICE	$175,000

PROPERTY FEATURES

- ±1,844 SF across two levels, comprising 911 SF on the main floor and 933 SF lower level.
- Central location situated directly along Second Street, between 2nd Avenue and 3rd Avenue in Hudson.
- 0.083-acre parcel featuring ±32.89 feet of frontage and ±109.63 feet of depth.
- CD – Downtown Commercial zoning permits a broad range of commercial uses.
- Note: The Alarm & Security system will be removed from the building and are not included in the sale.

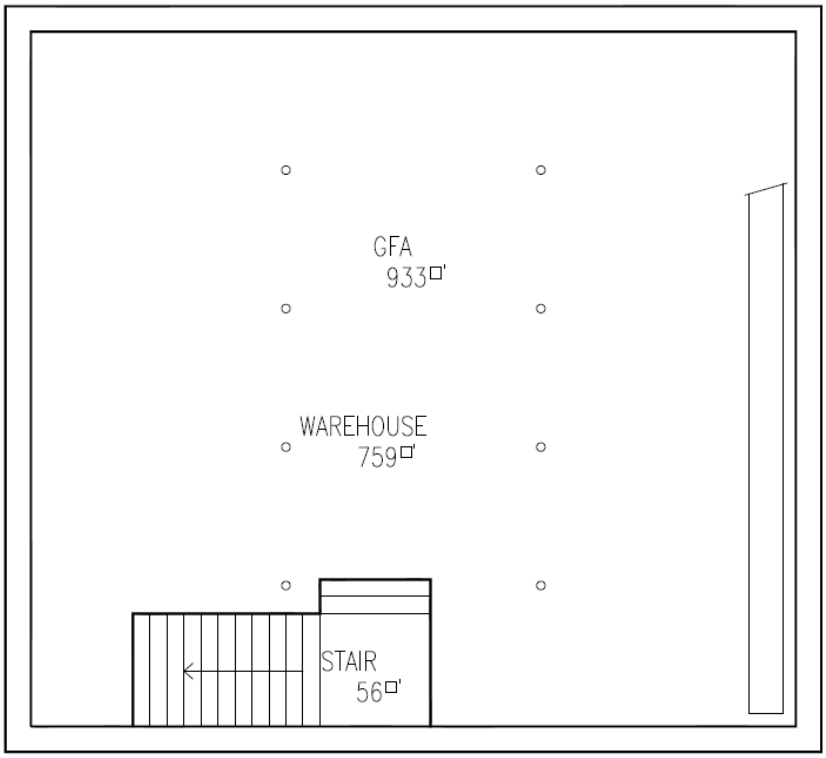
FLOOR PLANS

MAIN LEVEL



TOTAL	SQ.FT.
RETAIL	763
NON–RETAIL	79
GFA	911

LOWER LEVEL



TOTAL	SQ.FT.
RETAIL	0
NON–RETAIL	815
GFA	933



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