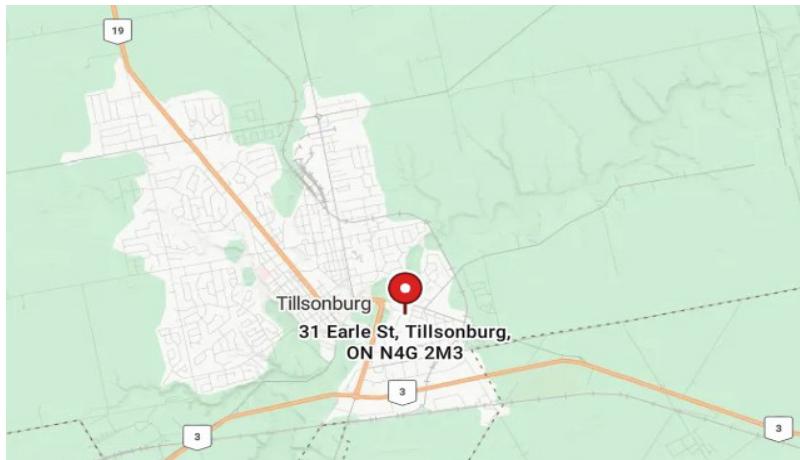


31 Earle Street • Tillsonburg, ON



PROPERTY DESCRIPTION

This prime investment property includes approximately 1.67 acres (to be severed from a larger property) and a 12,497 square foot former elementary school building, along with parking and green space. Land to the south of the existing building and parking area is currently being rezoned to Medium Density Residential, with plans for a separate sale in the future. The original building was constructed in 1956, with an addition completed in 1991.

A longstanding tenant occupies the property, with a lease extending to 2029 and an option to renew for an additional two years.

ZONING

Minor Institutional (IN1)

CURRENT USE

Investment property with tenant in place. Gross income is projected at \$124,099 in 2026, increasing to \$129,749 by 2029.

LIMITATIONS

Uses are limited to those permitted under Minor Institutional zoning.

Asking Price: **\$2,200,000**

CONTACT:

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Town of Tillsonburg
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Building tours are available by appointment only.