



**23-29 King Street East**

**Colborne, ON**



# PROPERTY OVERVIEW

## ABOUT COLBORNE

Colborne is a charming small town located in the southern part of Ontario, Canada. It is situated within the Northumberland County and is known for its picturesque landscapes, historic charm, and friendly community. Overall, Colborne is a place where you can step back in time and experience a simpler way of life. It's a great destination for those who appreciate history, natural beauty, and the warmth of a tight-knit community. Whether you're interested in exploring local shops, enjoying outdoor activities, or just taking in the tranquil surroundings, Colborne offers a unique and charming experience for visitors and residents alike.

## ABOUT THE PROPERTY

Amazing investment property. 17 residential units and 3 commercial units. Residential all vacant, commercial tenants all leased and due for rent increases.



## PROPERTY DETAILS

**Unit Breakdown:** 17 Units (1 x Bachelor, 10 x 1 Bedroom, 6 x 2 Bedroom) plus 3 Commercial units

**Construction:** Brick

**Fridges + Stoves:** 17 + 17

**Approx. Age:** 100+

**Number of Storeys:** 3

**Square Footage of Lot:** 6,600ft<sup>2</sup>

**Environmental:** Clean 2023

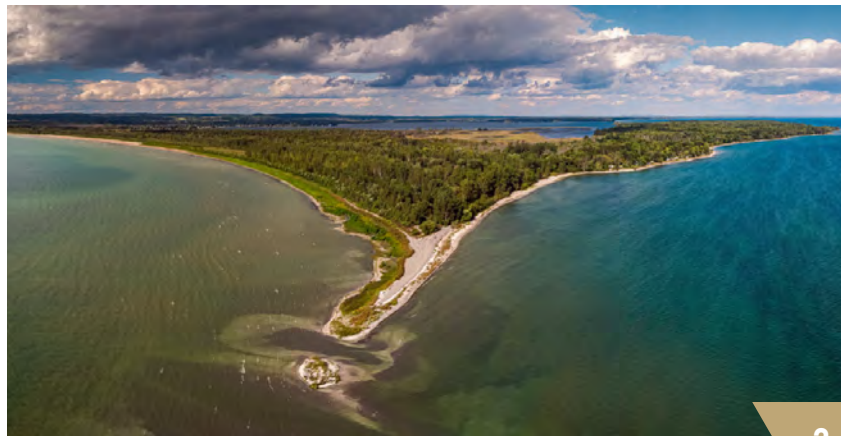
**Legal Description:** PT LT 158 PL REID CRAMAHE AS IN NC349017; S/T CL107399 TOWNSHIP OF CRAMAHE



**Location:** Close to Colborne Cenotaph Park, Colborne Rotary Park, Victoria Park, Colborne Public School, Northumberland Hills Public School, Northumberland Hills Hospital, and QHC Trenton Memorial Hospital.



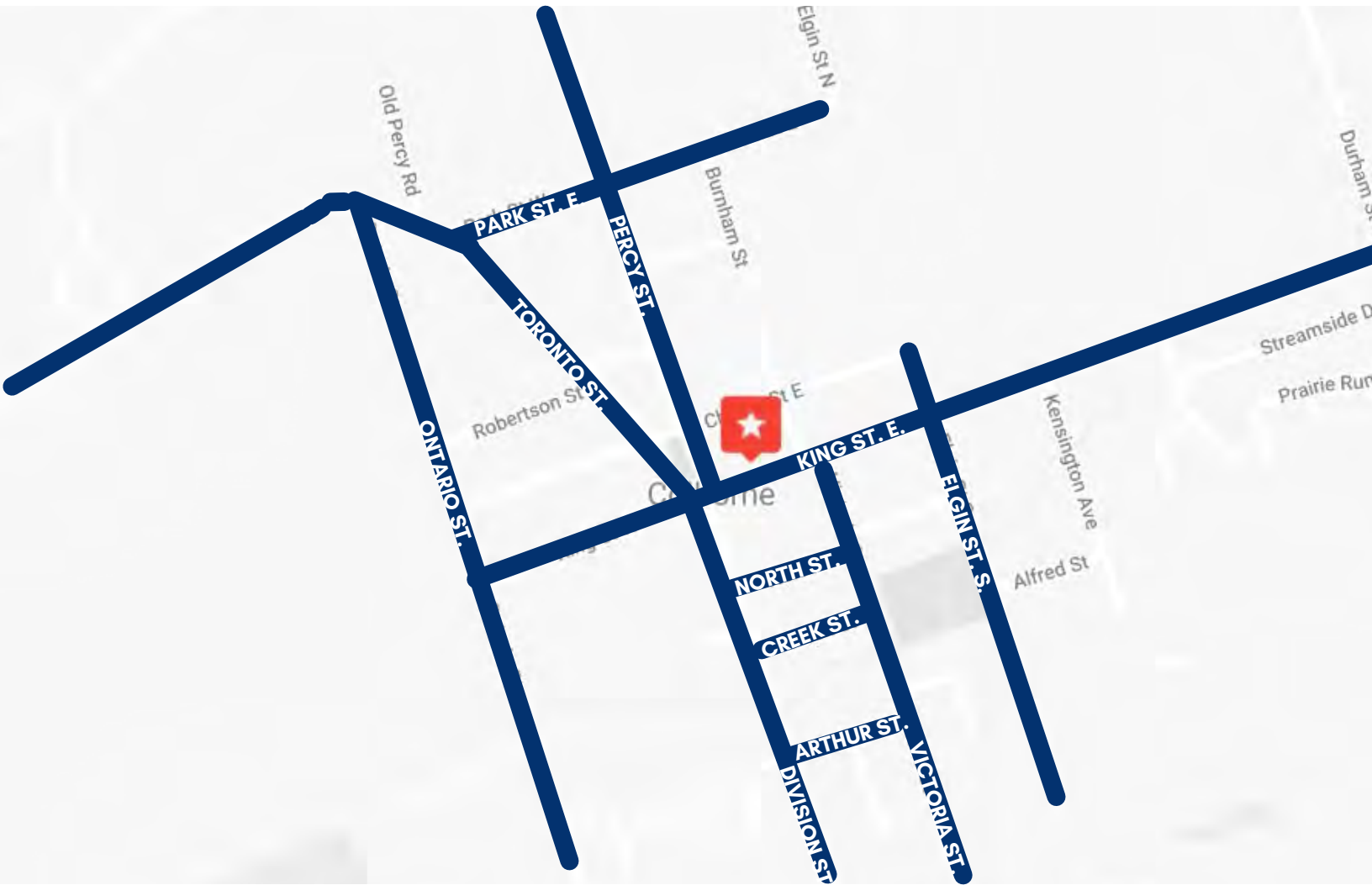
**Public Transportation:** Northumberland County's Commuter Connect shuttle bus service is up and rolling. Routes offered include stops at locations; Campbellford, Brighton, Colborne and Cobourg, with connections from Cobourg and Port Hope to the Oshawa GO.



# COLBORNE

## NORTHUMBERLAND

---



**Nearest Grocery Store**  
Approx. 350 m



**Nearest School**  
Less than 1.0 km



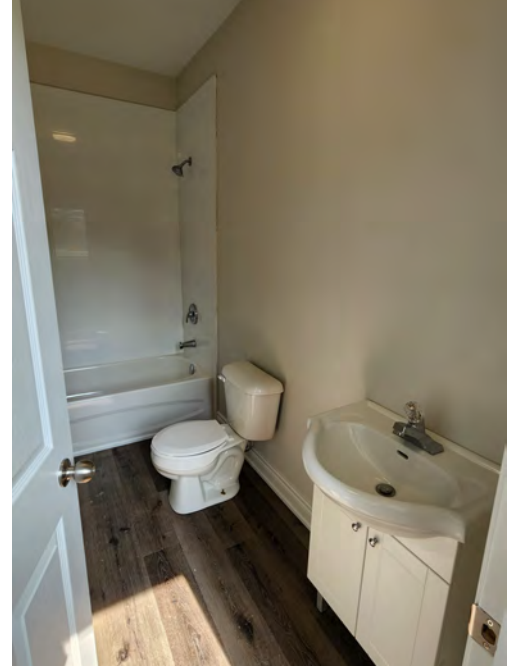
**Nearest Park**  
Approx. 300 m

### ABOUT NORTHUMBERLAND

Northumberland County is a region located in southern Ontario, Canada. It is known for its diverse landscapes, historic towns, natural beauty, and vibrant arts and culture scene. The county is situated between Toronto and Kingston, offering a mix of urban amenities and rural charm. Key features and aspects: Cobourg and Port Hope are nearby, Presqu'ile Provincial Park, Victoria Hall, and Rice Lake. There's a balance between relaxation and exploration.



# INTERIOR SUITES



# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	60 Prince Edward St., Brig	1 Bed	\$1,699	13.3 km
B	10 Trenton St., Quinte West	Bach.	\$1,399	32.2 km
C	2525 Hamilton Rd., Quinte	1 Bed	\$1,699	32.9 km
D	26 Spencer St. E., Cobourg	2 Bed	\$2,100	24.4 km





To book a tour  
please email  
[reception@mysakrealty.com](mailto:reception@mysakrealty.com)

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.

## JOE MYSAK

Owner, Broker of Record



### MYSAK REALTY INC., BROKERAGE

2358A Bloor St W

Toronto, ON M6S 1P3

Office: 416-767-5500 x22

Fax: 416-760-7878

Email: [Joe@MysakRealty.com](mailto:Joe@MysakRealty.com)