

146

CEDAR STREET S.
TIMMINS, ON.

OFFERING PRICE

REDUCED!

~~\$379,000.00~~

\$349,900.00

CONTACT

JAMES BOUDREAU

Broker

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ASKING PRICE	REDUCED! \$379,000 \$349,900
BUILDING SIZE	2,920 SQ. FT.
SITE AREA	0.074 ACRES
TAXES	\$18,914.45 (2024)
ZONING	EA-CG
PARKING	STREET FRONT

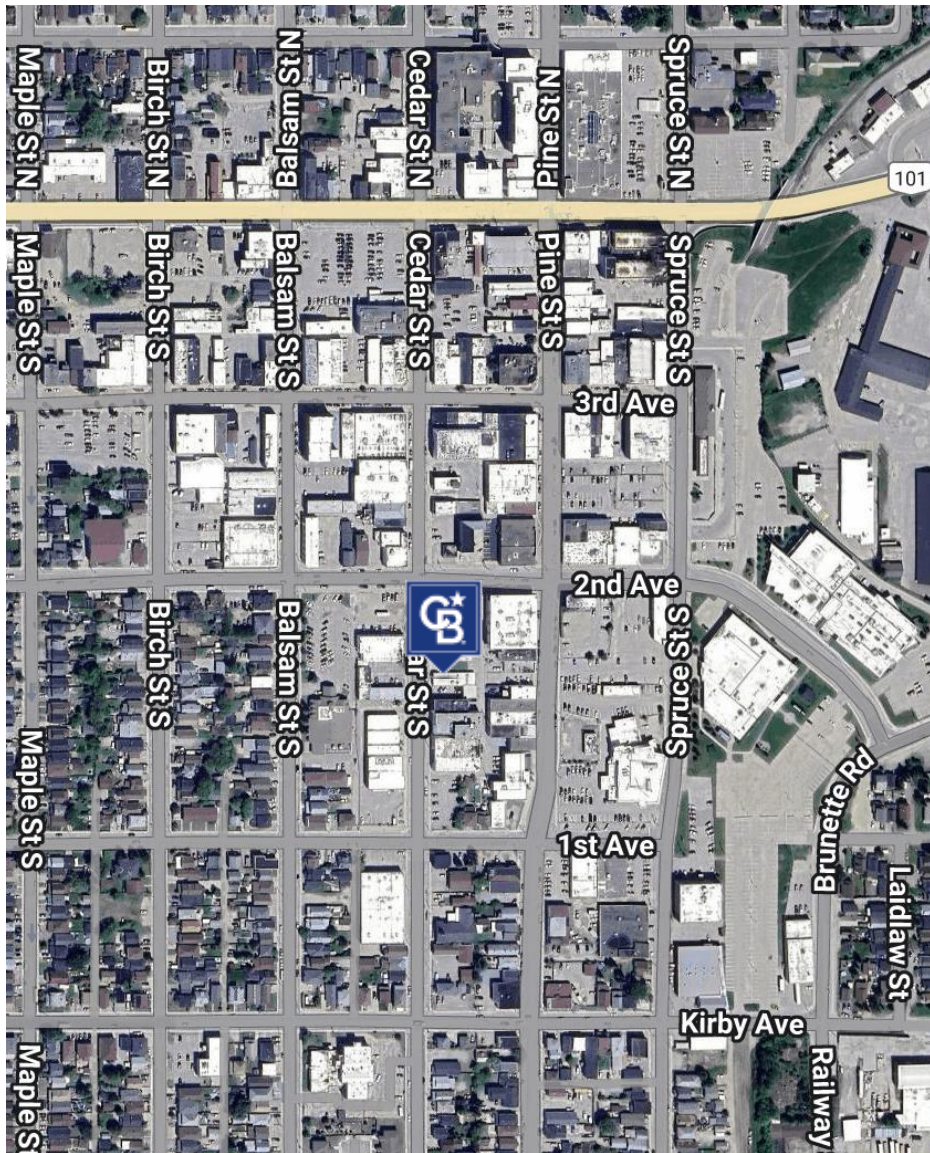
PRIME COMMERCIAL OPPORTUNITY IN CENTRAL TIMMINS!

Take advantage of this rare chance to own a well-maintained commercial building in the heart of Timmins. Offering approximately 2,920 sq. ft. on the main level, this property also features a full basement, partially finished, bringing the total usable space to nearly 6,000 sq. ft.

KEY HIGHLIGHTS INCLUDE:

- Fully Accessible front entrance with ramp
- Spacious layout ideal for a wide range of business uses
- High-visibility location

With YNCU relocating, this property is ready for its next chapter—perfect for businesses looking for central exposure, convenience, and room to grow.



LOCATION OVERVIEW

146 Cedar Street South is strategically located in the core of Timmins, offering prime exposure and accessibility. Situated just off Algonquin Boulevard East, the property benefits from steady vehicle and pedestrian traffic, as well as convenient access to public transit and municipal parking. With close proximity to financial institutions, government offices, and professional services, this address is well-positioned to support a wide range of commercial uses.

This central location provides:

- Easy access for both vehicle and pedestrian traffic
- Close proximity to restaurants, cafés, banks, and professional services
- A walkable downtown setting with strong community presence
- Nearby public transit and ample street parking

This prime address combines **high exposure with everyday convenience**, making it an ideal choice for a wide range of business opportunities.

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