

Cash-Flowing Main-Street **BRICK BUILDING** 4764 SQFT

 Zoning: C1

FOR SALE

 6-8 Beckwith St N, Smiths Falls, ON K7A 2B1



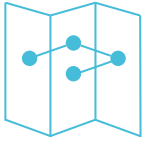
Highlights

- ✦ 28 ft. of frontage on Beckwith St. N and 60 ft. of depth
- ✦ Approximately 3,716 sq. ft. of above-grade space
- ✦ Zoned Downtown Core (DC)

Full Listing Assets ➔

Property Description

Turnkey mixed-use asset with a 7.6% cap rate, delivering dependable commercial and residential cash flow. Situated along Beckwith Street North in the heart of downtown Smiths Falls, this investment offers diversified income from both retail and residential tenancies. The property comprises approximately 3,176 sq. ft. of above-grade space, including ground-floor commercial space with basement access and a well-configured three-bedroom apartment, all within a traditional main street building supported by flexible C1 zoning. Current gross annual income potential is approximately \$55,200, generating a net operating income of approximately \$38,338. Recent capital improvements in 2023, including the roof, windows, and doors, together with no reported deferred maintenance, further enhance the appeal of this well-maintained downtown holding with long-term upside in a strengthening secondary market. --- The sale of the property does not include the business.

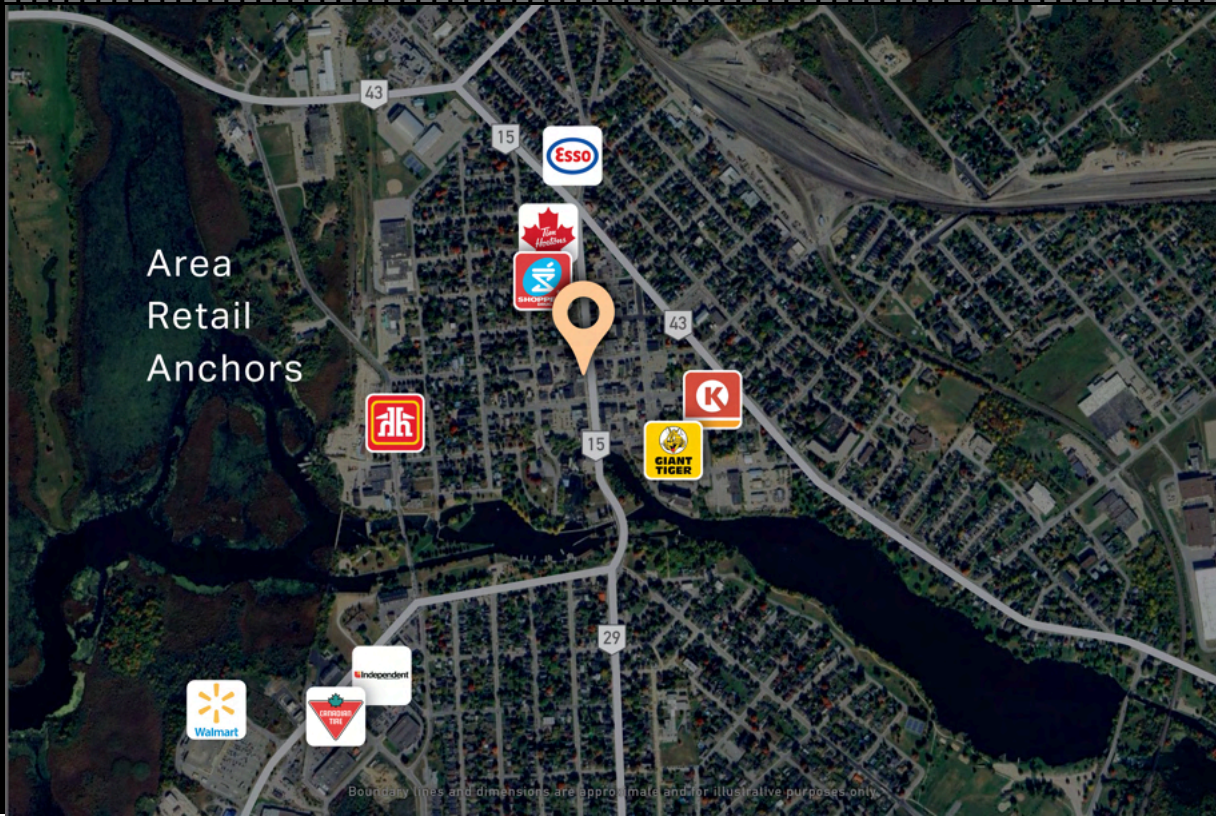
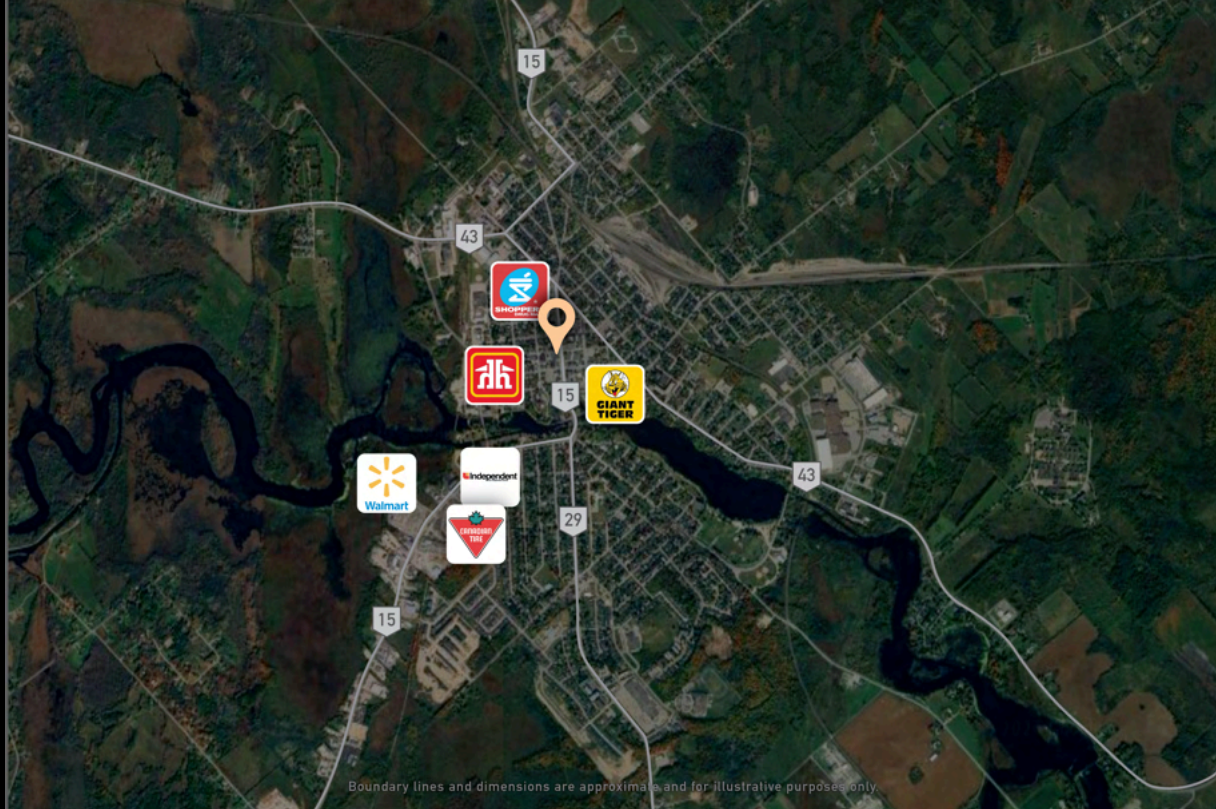


Surroundings

Located in the heart of downtown Smiths Falls, the property benefits from steady traffic, walkable access to local businesses and services, and proximity to major retailers and key employers, including the Smiths Falls and Perth District Hospital and federal government facilities. Established neighbourhoods and growing residential density provide a consistent, built-in customer base supporting long-term stability.

Google Earth



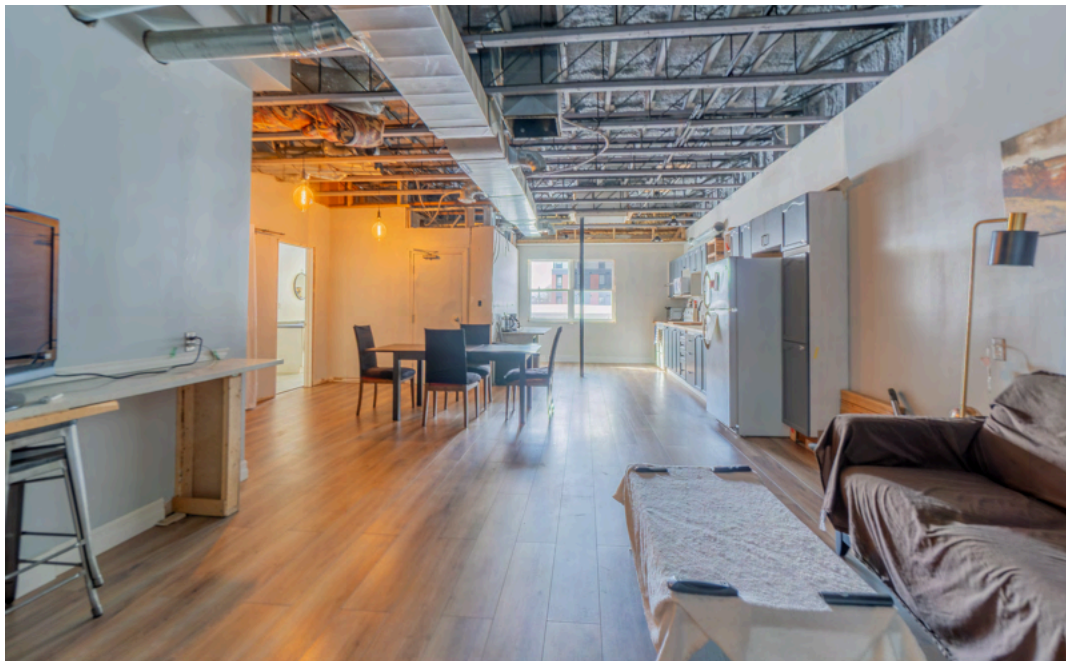


Connectivity

Situated along Highway 15, the property benefits from direct access to the town's primary commercial corridor, linking neighbourhoods, retail nodes, and significant employment centres. Immediate connections to Highways 43 and 29 efficiently channel traffic through the core, reinforcing strong visibility, accessibility, and convenience for both customers and professional users.

Google Map 

Property Overview



Downtown Mixed Use Investment

Fully tenanted commercial and residential space in the heart of Smiths Falls, offering stable income and long-term upside in a prime main street location.

Municipal Taxes: \$7,531.80

Links to Additional Details

 [Income & Expense Statement](#)

 [Zoning Map](#)

 [Zoning By-Law](#)

 [GeoWarehouse Report & Demographics](#)

Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

Disclaimer:

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

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