

# \$1,295,000 - 215 Main Street, Port Dover

MLS® #40726254

**\$1,295,000**

0 Bedroom, 0.00 Bathroom, 2,950 sqft

Other on 0.31 Acres

Port Dover, Port Dover, Ontario

Unlock the possibilities with this prime mixed-use commercial property, perfectly situated in the heart of Port Dover's bustling tourist district, just a minute's stroll from the beach! The parcel includes 2 buildings on 1 large lot; a historic three-story brick building and a second detached single storey, both with Main Street frontage. Turn key ready, the former century home boasts 1,220 sq. ft. of commercial space on the ground floor, complemented by ample basement storage. Above, you'll find a spacious, 1272 sq. ft. residential apartment, with a lake view, ideal for additional income or personal use. Additionally, the versatile single-storey separate building (previously a restaurant) features 458 sq. ft. of indoor space, covered outdoor prep space plus 1,200 sq. ft. of outdoor patios. Great location, 3 blocks to the beach and surrounded by an array of cafes, retail shops, restaurants and live theatre, making it an ideal location to attract tourists and locals alike, and drawing foot traffic all year round. Rare rear parking enhances the value of this property and the CBD Zoning offers plenty of options. With the potential for lot severance, the investment opportunities here are endless. Whether you're looking to expand your portfolio or embark on a new entrepreneurial journey, this property promises both charm and potential. Don't miss your chance to own a piece of Port Dover's lively landscape! (id:6289)



## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | 40726254    |
| Price          | \$1,295,000 |
| Bathrooms      | 0.00        |
| Square Footage | 2,950       |
| Acres          | 0.31        |
| Type           | Other       |
| Sub-Type       | Freehold    |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 215 Main Street |
| Subdivision | Port Dover      |
| City        | Port Dover      |
| Province    | Ontario         |
| Postal Code | N0A1N0          |

## Interior

|              |   |
|--------------|---|
| # of Stories | 3 |
|--------------|---|

## Exterior

|          |                  |
|----------|------------------|
| Exterior | Brick, Hardboard |
|----------|------------------|

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | GOLD COAST REAL ESTATE LTD. BROKERAGE |
|----------------|---------------------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 11:31am PDT