

\$802,000 - 39 Talbot Street W, Cayuga

MLS® #40732744

\$802,000

0 Bedroom, 0.00 Bathroom, 5,226 sqft
Other on 0.44 Acres

620 - Cayuga, Cayuga, Ontario

Incredible investment opportunity now available at 39 Talbot St. West, Cayuga - check out this rare property - possibly the choicest, most sought after piece of real estate this charming Grand River town has to offer. An authentic local landmark situated on 0.44 acres prime corner lot (Talbot St & Ouse St) enjoying unobstructed westerly views of the glistening Grand River. Includes commercial building introducing 2685sf of office space, 2685sf of shop space, walk/drive-out basement & 1 bathroom. Serviced with n/g unit heater, 200 amp hydro & municipal water/sewers. Enjoys close proximity to eclectic downtown arts centre, shops, eateries & River parks. This property can ONLY BE PURCHASED with the same Buyer purchasing 3 Cayuga St & 0 Ouse St. The TOTAL list price of the 3 properties is \$1,300,000.00. Rare opportunity to own almost 1 acre (total lot size of 3 properties) of possibly Cayuga's most prime piece of real estate. Ideal for future development with unlimited upside. PHASE 1, PHASE 2, PHASE 3 ENVIRONMENTAL REPORTS COMPLETED WITH APPROVED ENVIRONMENTAL REPORTS/DOCUMENTATION AVAILABLE. Sold "AS IS-WHERE IS". 30 mins commute to Hamilton, Brantford & 403 - less than 2 hour drive to the GTA. To all Investors out there - Come discover what this charming Grand River town has to offer. (id:6289)



Built in 1935

Essential Information

Listing #	40732744
Price	\$802,000
Bathrooms	0.00
Square Footage	5,226
Acres	0.44
Year Built	1935
Type	Other
Sub-Type	Freehold

Community Information

Address	39 Talbot Street W
Subdivision	620 - Cayuga
City	Cayuga
Province	Ontario
Postal Code	N0A1E0

Amenities

Features	Visual exposure
Parking Spaces	25

Interior

# of Stories	1
--------------	---

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
----------------	-------------------------------



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 28th, 2025 at 10:32am PDT