

\$799,900 - 187 Mill Street, Essa

MLS® #40763141

\$799,900

0 Bedroom, 0.00 Bathroom, 3,540 sqft

Retail on 0.35 Acres

ES10 - Angus, Essa, Ontario

VERSATILE COMMERCIAL OPPORTUNITY WITH HIGH VISIBILITY IN THE HEART OF ANGUS! Position your business for success with this outstanding commercial opportunity on bustling Mill Street in Angus. Zoned C2 and located on a deep 65 x 229 ft lot with prime street exposure, this mixed-use property is tailor-made for entrepreneurs, small business owners, or investors looking to capitalize on flexible commercial space with room to grow. The standout feature is a massive 1,664 sq ft detached double garage/workshop, offering exceptional utility as a storefront, production area, service bay, or studio space. With ample room for parking, loading, or client access, this is an ideal base for retail, trades, food services, or professional offices. The high-traffic location ensures visibility and accessibility, while the expansive driveway provides parking for four or more vehicles. The property features a dedicated servery area equipped with commercial-grade stainless steel counters, deep prep sinks, and refrigeration, making it ideal for catering, food service, or light manufacturing operations. Complementing the commercial features is a well-maintained 1.5-storey building with over 1,876 sq ft of finished space, offering flexibility for office use, retail display, or staff accommodation. A bright main floor office/flex room with street-facing windows enhances the professional appeal. Just steps from downtown Angus, schools, restaurants, and essential services, this unique property lets you live,



work, and scale your business all in one location. The C2 zoning allows for a wide variety of permitted uses, making this a rare investment opportunity in a thriving community. (id:6289)

Built in 1955

Essential Information

Listing #	40763141
Price	\$799,900
Bathrooms	0.00
Square Footage	3,540
Acres	0.35
Year Built	1955
Type	Retail
Sub-Type	Freehold

Community Information

Address	187 Mill Street
Subdivision	ES10 - Angus
City	Essa
Province	Ontario
Postal Code	L3W0G3

Amenities

Amenities	Schools
Features	Visual exposure
Parking Spaces	6
Parking	Detached Garage
# of Garages	1

Interior

# of Stories	2
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Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	RE/MAX Hallmark Peggy Hill Group Realty Brokerage
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