

\$399,999 - 3 Courtland Street, Orillia

MLS® #40769271

\$399,999

0 Bedroom, 0.00 Bathroom, 1,633 sqft

Office on 0.00 Acres

RA39 - Atherley, Orillia, Ontario

Versatile Mixed-Use Building with Exceptional Potential! Stop paying rent and own your space! Located just minutes from downtown Orillia, this Village Commercial zoned property offers a rare opportunity for entrepreneurs, small business owners, or investors seeking a flexible live/work space or commercial investment. Whether you're looking to establish a storefront, insurance office, law office, accounting firm, medical space, studio, or staff housing, this space adapts easily to your business needs. Currently configured as a single-family residence, the layout allows for a reception area, private offices, meeting space, and more, with the potential for live-in or staff accommodation. A bonus flex room could serve as a third office, boardroom, or client meeting space. Recent upgrades include a refreshed kitchen (2020), new fridge, updated bathroom plumbing and hardware, new flooring in bedrooms and upper landing, and fresh paint throughout. Energy-efficient windows, a high-efficiency gas furnace, and central A/C (2014) provide year-round comfort. Additional improvements include a steel roof, UV water treatment system with new filters (2022), security system, and exterior paint (2023). The exterior features stone and paver steps and a spacious 30' x 8' balcony overlooking a treed lot ideal for staff breaks or client entertaining. A shed and gazebo add valuable outdoor space or storage. Perfectly situated near the hospital, casino, rec centre, and major amenities, with easy access to



Barrie and Toronto, this property is a standout opportunity for any business looking to own instead of rent. (id:6289)

Built in 1985

Essential Information

Listing #	40769271
Price	\$399,999
Bathrooms	0.00
Square Footage	1,633
Acres	0.00
Year Built	1985
Type	Office
Sub-Type	Freehold

Community Information

Address	3 Courtland Street
Subdivision	RA39 - Atherley
City	Orillia
Province	Ontario
Postal Code	L3V1A4

Amenities

Amenities	Marina
Utilities	Electricity, Natural Gas, Telephone
Features	Paved driveway
Parking Spaces	4

Interior

# of Stories	2
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Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	Keller Williams Experience Realty Brokerage
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