

# \$1,199,000 - 5273 County Road 9, Clearview

MLS® #40777018

**\$1,199,000**

0 Bedroom, 0.00 Bathroom, 5,155 sqft

Retail on 2.00 Acres

CL13 - New Lowell, Clearview, Ontario

**HIGH-VISIBILITY MIXED-USE COMMERCIAL PROPERTY WITH ESTABLISHED TENANTS, STRATEGIC LOCATION & ENDLESS POSSIBILITIES!** An outstanding investment opportunity awaits at 5273 County Road 9 in the growing community of New Lowell. Situated on 2 acres in a high-traffic, high-visibility location surrounded by residential neighbourhoods, parks, a school, library, campground, Legion, and community amenities, this 5,155 square foot mixed-use property offers exceptional exposure and long-term potential. The building features four self-contained units, including a Canada Post outlet and a well-established coffee shop (each with their own powder room), a spacious four-bedroom, three-bath residential unit finished with modern paint tones, pot lights, easy-care flooring, and board and batten feature walls, and a vacant storage unit with a ramp providing versatile usage options. The layout includes approximately 2,312 square feet of retail space, 1,300 square feet of office or apartment area, and 1,543 square feet of industrial space, offering flexibility for a range of business types. The property includes parking for over 15 vehicles, a steel roof (2019), a covered porch, an accessible entrance, and an inviting outdoor seating area with picnic tables, creating a welcoming experience for patrons. Renovated in 2010 and recently upgraded for modern functionality, it also features a Waterloo Biofilter septic system designed for efficient



operation. With three units currently occupied by reliable long-term tenants and one vacant unit ready for a new opportunity, this property represents a strong commercial asset in a thriving community poised for continued growth. (id:6289)

Built in 1946

### Essential Information

Listing #	40777018
Price	\$1,199,000
Bathrooms	0.00
Square Footage	5,155
Acres	2.00
Year Built	1946
Type	Retail
Sub-Type	Freehold

### Community Information

Address	5273 County Road 9
Subdivision	CL13 - New Lowell
City	Clearview
Province	Ontario
Postal Code	L0M1N0

### Amenities

Amenities	Schools
Features	Paved driveway
Parking Spaces	15

### Interior

# of Stories	2
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### Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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