

\$1,149,000 - 21 Wilbur Avenue, Scugog (port Perry)

MLS® #E12341186

\$1,149,000

0 Bedroom, 2.00 Bathroom, 8,116 sqft

Retail on 0.00 Acres

Port Perry, Scugog (port Perry), Ontario

Situated off the high-traffic intersection of Simcoe Street and Scugog Street, this beautifully maintained commercial property offers outstanding visibility and exposure.

Located directly across from a busy Tim Hortons drive-through and three gas stations, the site benefits from a constant flow of local, commuter and tourist traffic, an ideal environment for business success. Zoned C5-1, the property is perfectly suited for a professional office, retail business, or other permitted commercial uses. Independent entrances to all three levels open the door to versatile multi-unit possibilities. Bonus hidden attic space, access via stairs in upstairs bathroom, could be finished to utilize a 4th level. The buildings exterior charm and landscaping reflects the character of Port Perrys quaint older homes, while its modernized interior offers the comfort, efficiency, and functionality todays businesses demand. With 8 on-site parking spaces and the option to purchase the adjacent vacant lot (MLS E12341187 -25 Wilbur Ave) currently used for overflow parking, this property offers flexibility and growth potential. The additional lot is zoned C5, allowing for a broad range of permitted uses, making it an excellent asset for future expansion or investment. Whether you're establishing a flagship location, relocating, or investing, this is a rare opportunity to secure a high-profile property in one of Port Perrys commercial corridors. The current exisiting business is relocating locally.



Floorplans and additional video under
multimedia link. (id:6289)

Essential Information

Listing #	E12341186
Price	\$1,149,000
Bathrooms	2.00
Square Footage	8,116
Acres	0.00
Type	Retail

Community Information

Address	21 Wilbur Avenue
Subdivision	Port Perry
City	Scugog (port Perry)
Province	Ontario
Postal Code	L9L1J4

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size
Parking Spaces	8

Interior

Appliances	Alarm System, Dryer, Water Heater, Washer, Window Coverings
Cooling	Fully air conditioned

Exterior

Lot Description	73.5 x 92.86 FT
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Listing Details

Listing Office	ROYAL LEPAGE FRANK REAL ESTATE
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