

# \$799,900 - 187 Mill Street, Essa (angus)

MLS® #N12362290

**\$799,900**

0 Bedroom, 2.00 Bathroom, 3,540 sqft

Retail on 0.35 Acres

Angus, Essa (angus), 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)

Essential Information

|                |           |
|----------------|-----------|
| Listing #      | N12362290 |
| Price          | \$799,900 |
| Bathrooms      | 2.00      |
| Square Footage | 3,540     |
| Acres          | 0.35      |
| Type           | Retail    |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 187 Mill Street |
| Subdivision | Angus           |
| City        | Essa (angus)    |
| Province    | Ontario         |
| Postal Code | L3W0G3          |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Interior

|            |                       |
|------------|-----------------------|
| Appliances | Dryer, Washer         |
| Heating    | Natural gas Other     |
| Cooling    | Fully air conditioned |

Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX HALLMARK PEGGY HILL GROUP REALTY |
|----------------|-----------------------------------------|



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