

# \$499,000 - 476 West Street N, Orillia

MLS® #S12423407

**\$499,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Sold as is with all tenant belongings, debris, and exterior items remaining. Currently a bungalow divided into 2 x 2-bedroom apartments (not a legal duplex, each with its own bathroom). Zoned Commercial C4-1 with a wide range of permitted uses. Incredible opportunity for investors, renovators, or visionaries to unlock the full potential of this property. Loads of upside and endless possibilities! Property main access is from Commerce Drive however also a ROW directly off 428 West St. (id:6289)



## Essential Information

Listing #	S12423407
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	476 West Street N
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V5E8

## Amenities

Amenities	Beach, Golf Nearby, Hospital
Utilities	Cable, Electricity, Sewer
Parking Spaces	8
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Heating	Electric Baseboard heaters
# of Stories	1

## Exterior

Exterior	Aluminum siding
Lot Description	66.7 x 186.9 FT ; Irregular As
Foundation	Block, Brick

## Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
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Listing information last updated on October 13th, 2025 at 1:31am PDT

