

\$1,199,000 - 5273 County Road 9, Clearview (new Lowell)

MLS® #S12456228

\$1,199,000

0 Bedroom, 5.00 Bathroom, 5,155 sqft
Retail on 2.00 Acres

New Lowell, Clearview (new Lowell), 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)

Essential Information

Listing #	S12456228
Price	\$1,199,000
Bathrooms	5.00
Square Footage	5,155
Acres	2.00
Type	Retail

Community Information

Address	5273 County Road 9
Subdivision	New Lowell
City	Clearview (new Lowell)
Province	Ontario
Postal Code	L0M1N0

Amenities

Features	Irregular lot size
Parking Spaces	15

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX HALLMARK PEGGY HILL GROUP REALTY
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Listing information last updated on October 12th, 2025 at 3:18pm PDT