

\$399,000 - 9 Woodward Ave, Blind River

MLS® #SM251394

\$399,000

0 Bedroom, 0.00 Bathroom, 4,256 sqft

Multi-family on 0.18 Acres

Blind River, Blind River, Ontario

This property is a celebration of century commercial charm with high ceilings and textured tin ceiling and wall paneling. The main street store frontage features two sections that can operate either separately or as a single commercial space, each with its own level main street access with 2100 sf for your business to thrive. There is also 2100 sf residential apartment space in the upper floor, with two apartments plus a covered deck for Apartment 1 overlooking the river, park and municipal docks and 800 sf of studio/kiosk/garage/warehouse building that opens to create a kiosk/studio facing the riverfront. The property includes rear access, unfinished basement space and ample owned rear parking as well as extensive adjacent public parking. With a total of 4200 sf space, including 2 the two elegant high ceiling apartments in the upper 2100 sf and 2100 sf versatile commercial space for various business applications this property represents great value. The main level commercial storefront space is characterized by distinctive vintage white textured walls and ceilings with a mix of large open areas plus some smaller rooms suited for office and/or storage. High ceilings contribute to a sense of spaciousness, overhead lighting and large windows allow natural light to filter in, making for a bright well illuminated space. Notable features include a small kitchenette area, a stainless steel wash up sink, various built-in storage solutions and gas boiler hot water radiators for efficient



heating. The property also includes a basement area with exposed wooden beams and ductwork, with the potential for additional storage or utility space. The layout has flexibility, with the potential for customization to suit different business needs. With its combination of open floor plans and separate rooms, this property could accommodate a wide range of commercial uses, from retail and office space to studio or workshop environments. (id:6289)

Built in 1918

Essential Information

Listing #	SM251394
Price	\$399,000
Bathrooms	0.00
Square Footage	4,256
Acres	0.18
Year Built	1918
Type	Multi-family

Community Information

Address	9 Woodward Ave
Subdivision	Blind River
City	Blind River
Province	Ontario
Postal Code	P0R1B0

Amenities

Amenities	Park, Living Accommodation, Storefront, Street Lighting
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Wheelchair access, Office space
Parking	Gravel, Other, Parking Space(s), Rear, See Remarks, Surfaced

Interior

Heating	Natural gas Boiler, Radiant/Infra-red Heat
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Exterior

Exterior	Concrete Block, Siding, Stucco
Exterior Features	Sprinkler system
Foundation	Stone

Listing Details

Listing Office Royal LePage® Mid North Realty Blind River



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Listing information last updated on October 27th, 2025 at 1:16am PDT