

\$299,900 - 220 Fourth St, Rainy River

MLS® #TB253211

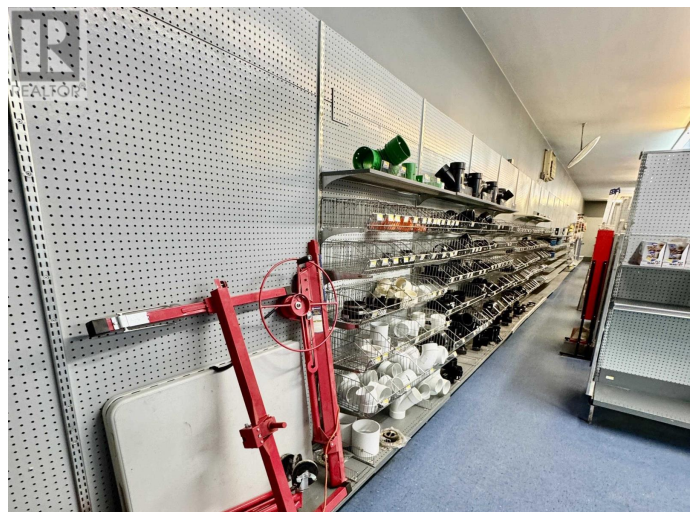
\$299,900

0 Bedroom, 0.00 Bathroom, 4,370 sqft

Other on 0.00 Acres

Rainy River, Rainy River, Ontario

A rare opportunity in the heart of Rainy River! This well-known commercial property has been home to a trusted hardware and home supply store that has proudly served the community for over 35 years, with the current owner operating it successfully for the past 25. Now, with retirement approaching, this property and inventory are being offered for sale - creating a fantastic opportunity for new owners to bring their own business vision to life in a prime downtown location. The sale includes the building and current hardware merchandise inventory, providing a ready-to-use retail setup with excellent exposure and loyal local traffic. While it has long operated as a hardware store, the business itself is not included in the sale, leaving the door open for a variety of potential uses - continue offering hardware and home goods, or reimagine the space to suit your own commercial plans. Rainy River is a full-service community affectionately known as the "Walleye Capital," nestled on the beautiful Lake of the Woods at the border of Ontario, Minnesota, and Manitoba—a region celebrated for its natural beauty, recreation, and welcoming small-town atmosphere. As a bonus, the owner also holds three desirable vacant lots in town, perfect for building your dream home. With the purchase of the property, one or more of these lots can be negotiated. One lot offers scenic riverfront views, while the other two are located in a quiet cul-de-sac near the river and within



walking distance to the local school. This is an excellent opportunity for anyone looking to relocate to one of Northwestern Ontario's most scenic and community-oriented areas. It is ideal for individuals or families eager to raise children in a safe, small-town setting while enjoying the rewards of entrepreneurship and small business life. Please note: The business is not included in the sale. Do not approach the premises directly. For full details or to arrange a private viewing, contact the listing agent. (id:6289)

Essential Information

Listing #	TB253211
Price	\$299,900
Bathrooms	0.00
Square Footage	4,370
Acres	0.00
Type	Other

Community Information

Address	220 Fourth St
Subdivision	Rainy River
City	Rainy River
Province	Ontario
Postal Code	P0W1L0

Amenities

Amenities	Street Lighting
Utilities	Cable, Electricity, Natural Gas, Telephone

Interior

Heating	Overhead Heaters
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Exterior

Exterior	Concrete Block
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Listing Details

Listing Office

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