

# \$999,997 - 45 Main Street N, Halton Hills (georgetown)

MLS® #W12456745

**\$999,997**

2 Bedroom, 0.00 Bathroom, 2,000 sqft

Retail on 0.00 Acres

Georgetown, Halton Hills (georgetown),  
Ontario

Prime Investment Opportunity in Georgetown, Halton Hills PROPERTY FOR SALE NOT BUSINESS An exceptional investment opportunity awaits in the heart of Georgetown, Halton Hills! This property features a long-standing retail convenience store successfully operating for over 30 years in a high-traffic location, along with an attached 2-bedroom bungalow. Prime Location: Positioned in a busy, high-demand area with excellent visibility and foot traffic, ensuring continued success for the retail operation. Dual Income Potential: The attached 2-bedroom bungalow offers a comfortable living space, perfect for the owner or as a rental property. Rapidly Growing Area: Georgetown is a thriving community with ongoing development, ensuring increasing value and potential for long-term growth. Future-Proof Investment Georgetown is one of the fastest-growing communities in the GTA Continued residential and commercial development in the area Long-term appreciation and strong ROI potential Whether you're looking to diversify your investment portfolio or capitalize on Georgetown's booming real estate market, this property offers the perfect blend of commercial success and residential comfort. This is a rare, must-see opportunity for investors looking to secure COMMERCIAL AND RESIDENTIAL INVESTMENT PROPERTY WITH DOUBLE RENTAL INCOME. Don't miss out! THIS



AWESOME OPPORTUNITY TO OWN A  
CORNER UNIT INVESTMENT  
PROPERTYSEPARATE UTILITY METER  
FOR RESIDENTIAL AND COMMERCIAL  
UNITS EXCEPT WATER METER IS SHARE  
BY BOTH UNITS (id:6289)

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | W12456745 |
| Price          | \$999,997 |
| Bedrooms       | 2         |
| Bathrooms      | 0.00      |
| Square Footage | 2,000     |
| Acres          | 0.00      |
| Type           | Retail    |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 45 Main Street N          |
| Subdivision | Georgetown                |
| City        | Halton Hills (georgetown) |
| Province    | Ontario                   |
| Postal Code | L7G3H2                    |

## Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

## Exterior

|                 |                  |
|-----------------|------------------|
| Lot Description | 60.04 x 73.96 FT |
|-----------------|------------------|

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | HOMELIFE/MIRACLE REALTY LTD |
|----------------|-----------------------------|



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