

\$479,900 - 131-133 Garafraxa Street S, West Grey

MLS® #X10436359

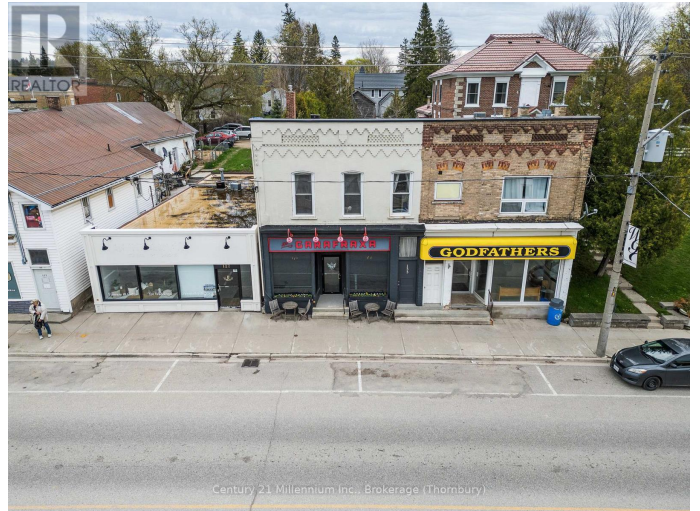
\$479,900

0 Bedroom, 0.00 Bathroom, 2,743 sqft

Retail on 0.00 Acres

West Grey, West Grey, Ontario

Welcome to 131-133 Garafraxa Street South, an exciting investment opportunity in downtown Durham, in the heart of Grey County. Most recently operated as a cafe, this impressive property, with its high ceilings, updated mechanicals and ideal central location with plenty of vehicle and pedestrian traffic, offers a host of other opportunities for either an investor/landlord, or an owner/operator. Zoned C1 - General Commercial, the property is eligible for a variety of permitted uses (see documents tab for details), from business/professional office space or a medical clinic, to a bakery, or a specialty food or other retail store. For several years prior to the pandemic, the property had been home to The Garafraxa Cafe, a coffee bar/pub providing a comfortable and popular gathering place for local residents and tourists alike. The Cafe served a variety of 'lite bites', and an assortment of specialty coffees and locally crafted beers, ciders and wines. It also included a full stage, complete with a professional lighting and sound system, which regularly played host to theatrical and musical performances. For an interested buyer, this could be a turnkey opportunity to re-open the Cafe, as all of the operating assets (see list in documents file) remain on the premises and, while excluded from the listing price, are negotiable. Complementing the street level, the second floor features a spacious 3 bedroom, 1-1/2 bath apartment, flooded with natural light from 3 sides, as the property to



the north is only 1 storey. The apartment has a separate entrance from the street, and a private, fenced back yard. Currently owner-occupied, it will be vacant on closing, so you can live-in, or enjoy a secondary source of rental income at market rates. This property must be seen to be fully appreciated. (id:6289)

Essential Information

Listing #	X10436359
Price	\$479,900
Bathrooms	0.00
Square Footage	2,743
Acres	0.00
Type	Retail

Community Information

Address	131-133 Garafraxa Street S
Subdivision	West Grey
City	West Grey
Province	Ontario
Postal Code	N0G1R0

Interior

Heating	Not known
Cooling	Unknown

Exterior

Lot Description	25 x 94.06 FT
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Listing Details

Listing Office	Century 21 Millennium Inc.
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