

\$2,999,000 - 1027 Notre Dame Street, Russell

MLS® #X11961526

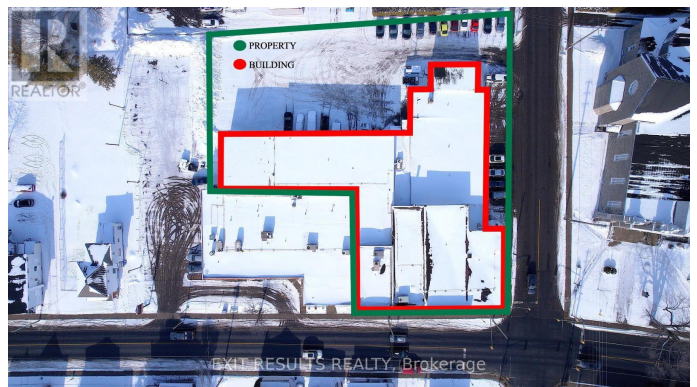
\$2,999,000

0 Bedroom, 0.00 Bathroom, 25,000 sqft

Retail on 0.00 Acres

602 - Embrun, Russell, Ontario

Prime Retail & Mixed-Use Opportunity in the Heart of Embrun - Ideal for Investors & Developers! This high-exposure commercial property offers exceptional potential for both immediate income and long-term growth. Situated on a prominent corner lot in Embrun's vibrant core, the building offers approximately 25,000 sq. ft. above grade plus a full basement, for a total of nearly 40,000 sq. ft. of usable space. Zoned for mixed-use development with approval to build up to five storeys, it presents an excellent opportunity for redevelopment, expansion, or repositioning. The rear section boasts 16-foot ceilings and a functional loading dock, making it ideal for warehousing, retail, or service-oriented businesses. With 41 on-site parking spaces, strong street exposure, and high daytime traffic, the location offers excellent visibility and access. The property is also home to established tenants, generating stable cash flow from day one. Whether you're looking to invest or develop, this is a rare opportunity in a rapidly growing community. *Please do not approach current tenants or their employees. Exterior viewings are welcome; all interior showings must be scheduled through the listing agent during regular business hours.* (id:6289)



Essential Information

Listing # X11961526

Price	\$2,999,000
Bathrooms	0.00
Square Footage	25,000
Acres	0.00
Type	Retail

Community Information

Address	1027 Notre Dame Street
Subdivision	602 - Embrun
City	Russell
Province	Ontario
Postal Code	K0A1W0

Amenities

Parking Spaces	41
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=103.38 x 227.69 FT ; yes
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Listing Details

Listing Office	EXIT RESULTS REALTY
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Listing information last updated on October 28th, 2025 at 12:01am PDT