

\$990,000 - 117 East Road, Northern Bruce Peninsula

MLS® #X11964955

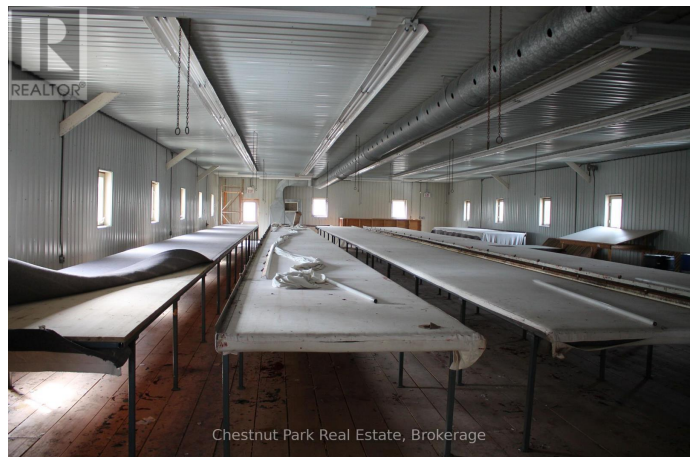
\$990,000

0 Bedroom, 0.00 Bathroom, 3 sqft

Industrial on 2.51 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

Lots of opportunities await on this versatile 2.5-acre property with a rare combination of commercial, industrial, and residential zoning. Perfect for entrepreneurs, self-employed professionalism or families seeking space and flexibility, this property offers exceptional features. The centerpiece is a 12,000+ sq. ft. shop, complete with four large doors, cement flooring, office and washroom facilities, and a functional second level for additional storage or workspace. The raised all-brick bungalow provides 1,850 sq. ft. per level, making it ideal for a large family or potential use as a secondary residence. The property is equipped with a 400-amp power supply, divided into two 200-amp services for each building, as well as two septic systems and two wells, ensuring independent utilities. Both the home and shop have recently replaced 45-year shingle roof systems, installed within the past five years. Surrounded by mature maple trees and featuring a private backyard, this property offers a tranquil outdoor space perfect for relaxing or enjoying firepit gatherings. With its unique zoning and array of features, this property is an excellent opportunity for small business owners or those seeking the ultimate live-work environment. Also listed as Residential Sale MLS X11964976. (id:6289)



Essential Information

Listing #	X11964955
Price	\$990,000
Bathrooms	0.00
Square Footage	3
Acres	2.51
Type	Industrial

Community Information

Address	117 East Road
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H1W0

Listing Details

Listing Office	Chestnut Park Real Estate
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