

\$895,888 - 130-134 Prescott Street, North Grenville

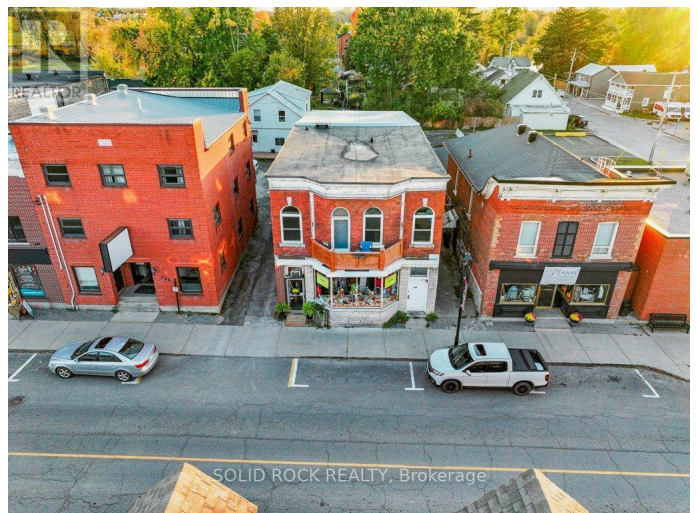
MLS® #X11983213

\$895,888

0 Bedroom, 0.00 Bathroom,
Retail on 0.24 Acres

801 - Kemptville, North Grenville, Ontario

A beautiful brick building with a gorgeous old-fashioned bay window in the storefront of the sewing shop greets you as you arrive & sets the tone for your on-site tour! Good rents, great tenants & 0 vacancy rate for over 3 years are integral features of this renovated investment property with 2 buildings including 1 commercial unit with tenant of many decades located in dntn Kemptville-Complex also includes large main level storage area & 6 residential units-2 units are simply awesome, the showpiece is both front upper units, a 2-bdrm unit with vaulted ceilings in grand room that was renovated to the nines & a spacious 3-bdrm apartment with a dynamite layout! Both of these units feature their own private balconies to kick back & watch the sunrise or sunset! 5 of 6 residential units have been extensively renovated including wiring & plumbing, kitchen cabinets & bathrooms, insulation & drywall, doors, flooring & trim, windows (range from a few years old to a few decades old, however NO original wood windows) roofing & more! 1 apartment has nicely painted refurbished older kitchen cabinets & carpet in 1 bdrm, the only carpet in entire complex-Ample parking for each unit-On-site coin operated laundry, provides an addl revenue stream-Kemptville is located next to Highway 416 approx 25 min from Barrhaven, 35 min to Kanata-The ever expanding area is presently having a widened main road installed from Highway 416 through the huge shopping district featuring many new



subdivisions, multiple financial institutions, numerous restaurants, renovation centre, Canadian Tire, Walmart, Tims, several grocery stores, public schools, high schools, huge arena complex & is a hop, skip & a jump from the Rideau Canal via the Kemptville Creek just down the street-Great location in charming downtown Kemptville! Upon request we can send you an extensive photo package incl photos & floor plans of 6 or 7 units so you can see if property will fit your portfolio! Book your viewing today! (id:6289)

Essential Information

Listing #	X11983213
Price	\$895,888
Bathrooms	0.00
Acres	0.24
Type	Retail

Community Information

Address	130-134 Prescott Street
Subdivision	801 - Kemptville
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Interior

Heating	Natural gas Forced air
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Listing Details

Listing Office	SOLID ROCK REALTY
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Listing information last updated on October 21st, 2025 at 3:16pm PDT