

\$1,999,000 - 169 Front Street, West Nipissing (sturgeon Falls)

MLS® #X12133327

\$1,999,000

0 Bedroom, 0.00 Bathroom, 28,237 sqft

Retail on 0.00 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

Seize this rare opportunity to own a multi-faceted, income-generating property in the heart of Sturgeon Falls now offered at a newly improved price of \$1.999M! With a Net Operating Income over \$300,000, this iconic property spans multiple revenue streams, making it a true cash-flow machine. Featuring 16 residential apartments, 3 fully tenanted commercial units, and several versatile hospitality spaces, this asset offers diversified income with strong upside potential. The legendary Gervais Restaurant, a community staple since 1955, is ready for its next chapter. Equipped with 3 exhaust hoods, walk-in fridge/freezers, a spacious kitchen, prep and dish areas, and office space, its fully outfitted to support a range of food and beverage operations. The restaurant and related spaces are ready to be rebranded, reimagined, or relaunched to suit your business vision. The restaurant, bar, banquet hall and drive thru will all be available vacant on possession. With an incredible liquor license capacity of 441, the opportunities are endless for growing your business including ample parking that surrounds the property. Whether you're an investor looking for solid returns or an operator ready to revitalize a landmark venue, this is an unbeatable opportunity. Included in the sale is a single family home, zoned C2, which sits adjacent to this property on a 66x132 foot lot.



Please do not go direct or speak to staff! Your discretion is appreciated. (id:6289)

Essential Information

Listing #	X12133327
Price	\$1,999,000
Bathrooms	0.00
Square Footage	28,237
Acres	0.00
Type	Retail

Community Information

Address	169 Front Street
Subdivision	Sturgeon Falls
City	West Nipissing (sturgeon Falls)
Province	Ontario
Postal Code	P2B2H9

Amenities

Parking Spaces	65
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	264.01 x 195.5 FT
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Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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