

\$649,000 - 7382 Highway 6, Northern Bruce Peninsula

MLS® #X12154209

\$649,000

3 Bedroom, 2.00 Bathroom,
Retail on 1.30 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

*** HIGHWAY EXPOSURE * IN-TOWN RESIDENTIAL + COMMERCIAL *** Are you looking for an opportunity to operate your own business while enjoying the convenience of living on site? This may just be the opportunity you were waiting for! Sited on Highway 6 in Tobermory, this package of two lots offers a total of 1.3 acres and 183ft. of highway exposure! Plenty of parking for your commercial operation. The home is separated by a breezeway, providing inside storage and easy access to the store without going outside! The home features 3 bedrooms+office, and 1.5 bathrooms over 1556sq.ft. All main level living! Enjoy an open concept kitchen and dining room with large windows. The living room offers a spacious place to unwind with access to the front deck, wood fireplace and bay window. The den or office space is perfect for those looking to work from home. The store portion is over 2600sq.ft. including a large garage/storage area. Lot 1 features the home+commercial building, C1-a zoning and measures 183ft. x 200ft. Lot 2 included is a vacant residential lot behind, RU2 zoning, measuring 100ft. x 200ft. Total 2024 taxes: \$4,794.23. The building is serviced by a private septic system and drilled well. Municipal water connection may be available at the roadway - buyer to complete due diligence with the Municipality. - Please kindly do not go direct for showings during business hours - a REALTOR is happy to set up a



showing for you! (id:6289)

Essential Information

Listing #	X12154209
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	1.30
Type	Retail
Style	Bungalow

Community Information

Address	7382 Highway 6
Subdivision	Northern Bruce Peninsula
City	Northern Bruce Peninsula
Province	Ontario
Postal Code	N0H2R0

Amenities

Amenities	Schools, Fireplace(s)
Utilities	Electricity, Wireless, Electricity Connected, Telephone, Sewer
Features	Wooded area, Irregular lot size, Partially cleared, Level
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Cooktop, Dishwasher, Dryer, Freezer, Oven, Washer, Window Coverings
Heating	Propane Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Stone, Vinyl siding
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Foundation

Block

Listing Details

Listing Office RE/MAX Grey Bruce Realty Inc.



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