

\$625,000 - 14 Burchat Street, Madawaska Valley

MLS® #X12159750

\$625,000

4 Bedroom, 3.00 Bathroom,
Single Family on 138.90 Acres

570 - Madawaska Valley, Madawaska Valley,
Ontario

Incredible Turnkey Opportunity on Highway 60 in Wilno, Ontario. Welcome to a rare and exceptional offering in the heart of Wilno - two turnkey buildings on a high-visibility stretch of Highway 60, both included in the price! Whether you're an owner/operator ready to launch your dream business or a savvy entrepreneur looking for a versatile investment, this property delivers unmatched potential. Building One - Commercial Storefront + Apartment. This stunning highway-facing commercial space features soaring ceilings, gorgeous wooden beams and posts, and expansive front windows that flood the space with natural light. With beautiful hardwood floors, a walk-in refrigerator, and a heated, insulated garage, it's perfectly set up for retail, food service, or a studio. A 400 sq ft loft overlooks the main floor, offering flexible space for office use or additional display. Above the commercial unit is a bright and inviting one-bedroom apartment, ideal for live-work convenience or rental income. Building Two - Spacious Country Home - Tucked privately behind the storefront is a charming and meticulously finished 4-bedroom, 3-bathroom home with over 2,100 sq ft of living space. Highlights include a custom kitchen with stainless steel appliances and an island, hardwood flooring, propane fireplace, main floor laundry, and on-demand hot water heater. The primary suite features a luxurious 4-piece ensuite, and the



wrap-around porch provides the perfect space to relax and enjoy the peaceful country setting. A Rare Find in Cottage Country. This unique property offers endless possibilities, operate your business up front while enjoying the comfort of a beautiful home in the back, or rent both spaces for solid income potential. Don't miss your chance to own this one-of-a-kind package in a thriving, high-traffic location. Book your private showing today and unlock the potential of this exceptional Wilno property! (id:6289)

Essential Information

Listing #	X12159750
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	138.90
Type	Single Family
Sub-Type	Freehold

Community Information

Address	14 Burchat Street
Subdivision	570 - Madawaska Valley
City	Madawaska Valley
Province	Ontario
Postal Code	K0J1N0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Cable, Electricity
Features	Irregular lot size, Lighting, Sump Pump
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water Heater - Tankless, Dishwasher, Dryer, Hood Fan, Microwave, Stove, Water Heater, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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