

\$849,000 - 3048 County Road 10 Road, Prince Edward County (south Marysburg Ward)

MLS® #X12174792

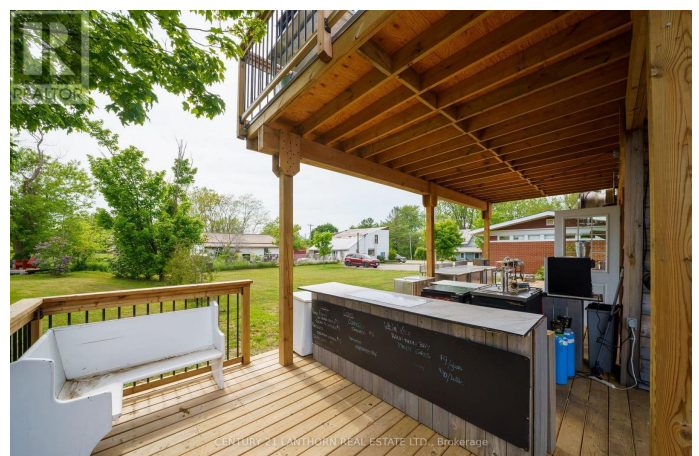
\$849,000

0 Bedroom, 0.00 Bathroom, 3,253 sqft

Business on 0.00 Acres

South Marysburg Ward, Prince Edward County
(south Marysburg Ward), Ontario

A stones throw from the Milford Mill Pond and bridge over the Black River. One of the most iconic corners of the County, its hard to drive slow enough to take it all in. This great opportunity is perfect for someone who wants to settle as well as invest. Be sure to check attachments for years of impressive upgrades. With a whole detached 2 bed 1 bath home & garage, large commercial space with its own live-in dwelling and a 1 bed 1 bath lease space above. The commercial building will take you back in time with its stature and character, views out over the town will make you feel like you have found the spot. The commercial kitchen was installed with the right equipment to apply to a lot of different applications, a lot of recent updates to comply with code. The detached home is filled with natural light and has seen numerous updates, from flooring, granite counters and a modern kitchen and bathroom renovation. The detached garage is a noteworthy 550 sq foot space and can be utilized to a higher standard than it currently is. To recap, 3 separate lease spaces all built into one property with 3 structures, a commercial space main-level with an apartment above in one building, a separate house, in addition to a large detached garage. This whole property enjoys Local Commercial zoning and its ample permissions for future opportunities beyond even what it sees today. Be sure to book a



showing and dream up your future plans for this historical gem. Bistro and suite have been leased for \$3500/m year 1 and \$4000/y 2&3. House is leased for \$2000/m. (id:6289)

Essential Information

Listing #	X12174792
Price	\$849,000
Bathrooms	0.00
Square Footage	3,253
Acres	0.00
Type	Business

Community Information

Address	3048 County Road 10 Road
Subdivision	South Marysburg Ward
City	Prince Edward County (south Marysburg Ward)
Province	Ontario
Postal Code	K0K2P0

Interior

Heating	Other
Cooling	Partially air conditioned

Exterior

Lot Description	139.29 x 147 FT ; As per survey
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Listing Details

Listing Office	CENTURY 21 LANTHORN REAL ESTATE LTD.
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