

\$1,000,000 - 140 High Street, Saugeen Shores

MLS® #X12194396

\$1,000,000

0 Bedroom, 2.00 Bathroom, 1,940 sqft

Retail on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Exceptional Investment Opportunity! Prime Commercial Building in Downtown Southampton. For the first time ever, this purpose-built commercial building in the heart of Southampton is being offered for sale. Situated in one of Lake Huron's most desirable lakeside communities, this two-storey commercial property is prominently located within Southampton's vibrant and walkable downtown shopping area, just steps from the beach. Constructed in 2000 by the current owner, this well-maintained building sits on a 50' x 144.64' lot is 8439 square feet and is zoned CC-2 Core Commercial, offering excellent flexibility for a variety of commercial uses. Recent upgrades include new roof shingles in 2023, and the building features separate hydro meters and electric heat pumps for each level. Municipal services are in place, and natural gas is available at the street. The main floor offers 985 square feet of functional office space, complete with a private office, kitchenette, and 2-piece bath, ideal for a professional office, legal practice, or consulting firm. Upstairs, the self-contained second-floor commercial unit is flooded with natural light and offers 1004 square feet of open-concept space with its own 2-piece bath and partial views of Lake Huron - perfect for a creative workspace or boutique business. The lot provides parking for two vehicles with ample space at the rear for further expansion or additional parking if needed. With a 1997 reference plan survey on file, this property is



ready for your next investment move. (id:6289)

Essential Information

Listing #	X12194396
Price	\$1,000,000
Bathrooms	2.00
Square Footage	1,940
Acres	0.00
Type	Retail

Community Information

Address	140 High Street
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2L0

Amenities

Features	Irregular lot size
Parking Spaces	2

Interior

Heating	Electric Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=49.67 x 144.64 FT ; Lot is 5' wider on North Side
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Listing Details

Listing Office	Royal LePage D C Johnston Realty
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