

\$324,500 - 12 Beckwith Street N, Smiths Falls

MLS® #X12230149

\$324,500

0 Bedroom, 0.00 Bathroom, 2,042 sqft

Retail on 0.00 Acres

901 - Smiths Falls, Smiths Falls, Ontario

Mould this unit into the investment of your dreams as both units are vacant! Set in the high-traffic, high-visibility core of downtown Smiths Falls, this versatile property offers a clean slate for a visionary buyer. Surrounded by a growing business community and within easy commuting distance to Ottawa, Brockville, Kingston, Kemptville, and Carleton Place, this location is ideal for launching a new venture or expanding an existing one. The main level features a bright and open retail space with large double front window displays, office space and basement storage. Formerly home to a successful retail business, the space is now vacant and ready for your ideas. Upstairs, a vacant two-bedroom residential unit with a kitchen, bathroom, living room, and seasonal sunroom provides potential for additional income or a live-work setup perfect for owners looking to offset costs with rental income. Smiths Falls continues to grow, with ongoing residential development and increased demand for services. Along with recent streetscape improvements, this location is poised for success. Whether you're seeking an income property, launching a business, or both this downtown gem is ready for your next chapter. (id:6289)



Essential Information

Listing #	X12230149
Price	\$324,500

Bathrooms	0.00
Square Footage	2,042
Acres	0.00
Type	Retail

Community Information

Address	12 Beckwith Street N
Subdivision	901 - Smiths Falls
City	Smiths Falls
Province	Ontario
Postal Code	K7A2B1

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=26 x 59 FT
-----------------	-----------------

Listing Details

Listing Office	ROYAL LEPAGE ADVANTAGE REAL ESTATE LTD
----------------	--



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 11:46pm PDT