

\$3,695,000 - 6 Bay View Court, West Nipissing (sturgeon Falls)

MLS® #X12254327

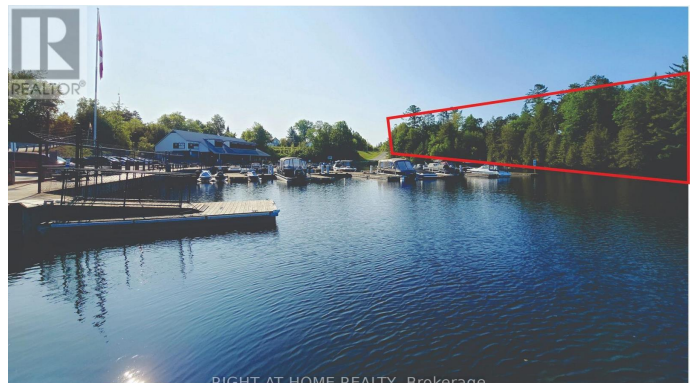
\$3,695,000

0 Bedroom, 0.00 Bathroom, 3 sqft

Multi-family on 2.90 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

10 Detached Homes with Waterfront Plus Redevelopment Potential for 50+ Residential Units or a 45+ Suite Hotel! This property offers a unique investment opportunity! It includes five separate lots (five PINs: PIN 490790239, PIN 490790992, PIN 490790228, PIN 490790240, PIN 490790992), currently featuring ten detached homes, one large and one smaller workshop, and approximately 350 feet of water frontage on Minnehaha Bay, part of Lake Nipissing, in Sturgeon Falls (approximately 3 hours north of the GTA). The site is within walking distance of downtown Sturgeon Falls and located approximately 20 minutes west of North Bay, 1 hour south of Sudbury, and roughly 3 hours north of the GTA. This unique location is fully serviced by all municipal utilities, making it an excellent candidate for future development. There is also an opportunity to acquire the adjacent property at 314 King Street, which includes a triplex and a large lot that could be used for additional parking or further expansion. Currently, all 10 homes on the property are fully rented, generating steady income with the potential for increased revenue making this an attractive income-producing asset. A preliminary design concept has been prepared (available for review), supporting potential redevelopment into 50+ residential units or a 45+ suite hotel, both of which have strong



"The property offers app. 400 ft of water frontage and a unique commercial zone spot in town on the water"



A preliminary design concept has been prepared and is available for review for a potential redevelopment into 50+ residential units or a 45+ suite hotel.

local support. (id:6289)

Essential Information

Listing #	X12254327
Price	\$3,695,000
Bathrooms	0.00
Square Footage	3
Acres	2.90
Type	Multi-family

Community Information

Address	6 Bay View Court
Subdivision	Sturgeon Falls
City	West Nipissing (sturgeon Falls)
Province	Ontario
Postal Code	P0H2M0

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	40

Interior

Heating	Electric Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office	RIGHT AT HOME REALTY
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