

\$348,650 - 10 Wellington Street E, Athens

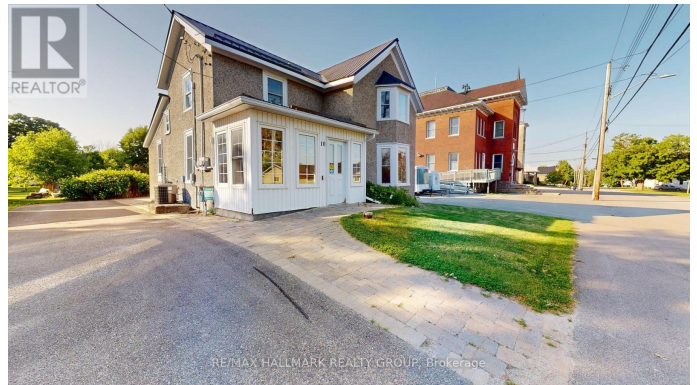
MLS® #X12277857

\$348,650

1 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

812 - Athens, Athens, Ontario

Ready to invest? This multi-unit property is ready for it's new Owner! Live in the one bedroom apartment above a Clinic - rent out the main floor space or run your own small business steps from home! Located just outside the city of Brockville in the welcoming village of Athens, this well-maintained property offers the perfect blend of lifestyle and investment. Set on a generously sized lot, the building is beautifully landscaped with interlock pathways in both the front and back creating a polished, professional first impression for clients and patients alike. The metal roof ensures long-term durability and low maintenance, while the curb appeal reflects the pride of ownership throughout the property. With a museum, doctor's office, chiropractor, grocery store, library, mechanic, and main street shops nearby, the village offers a walkable, self-sufficient community where residents value local services and personal connections. This is more than just a location this property offers a chance to become part of a community that appreciates trusted, local care. With limited competition and a steady, year-round population, this clinic-ready space is ideal for healthcare providers or wellness practitioners seeking both impact and opportunity. Upstairs Unit Professionally Painted June 2025. New Sump Pump June 2025. The lower unit was extensively renovated in 2009-2010 including re-wiring, accessibility power-operated doors with buttons, septic system, and windows.



Some Photos are digitally staged to give ideas of what the lower level Clinic space could be.
Schedule a viewing today! (id:6289)

Essential Information

Listing #	X12277857
Price	\$348,650
Bedrooms	1
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10 Wellington Street E
Subdivision	812 - Athens
City	Athens
Province	Ontario
Postal Code	K0E1B0

Amenities

Amenities	Park, Place of Worship, Schools, Fireplace(s), Separate Heating Controls, Separate Electricity Meters
Utilities	Electricity
Features	Wheelchair access, Carpet Free, Sump Pump
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Treatment, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stucco
Lot Description	45.5 x 172.7 FT
Foundation	Unknown

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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Listing information last updated on October 21st, 2025 at 9:16am PDT