

\$1,095,000 - 126-128 Prescott Street, North Grenville

MLS® #X12280611

\$1,095,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

801 - Kemptville, North Grenville, Ontario

Great opportunity if you are looking for a luxurious residential apartment to live in while also opening the business you always dreamed of to do some day! The commercial main level and the ultra luxurious residential 2-bedroom & 2-bathroom apartment unit feature recently updated air conditioners, flooring, light fixtures, bathroom vanities and so much more. The upper floor residential apartment features sparkling hardwood floors, a gourmet Kitchen with luxurious floor to ceiling cabinetry, granite countertops and high quality appliances. Don't make the mistake that many entrepreneurs' often do by working so hard to build the successful business of their dreams and then most of the value created by their hard work ends up benefiting the owner of the building they are renting for their business location. Build a great reputation for your special business and generate long term value you can count on when the time comes for you to enjoy a well deserved retirement because you can not only sell the successful business that you worked so incredibly hard to promote in this beautiful community but also sell a valuable building that you personally own. Or, rent out both spaces and enjoy a great investment opportunity in this well designed & highly renovated building that is located in a prime location of downtown Kemptville, one of the fastest growing communities in Eastern Ontario. Located near many other professional businesses, parks & communities facilities



where many special community events happen. Surrounded by trendy cafes, boutique restaurant, and just next door to one of Canada's top financial institutions. The properties highly sought location includes a rare large lot with ample private parking and the neighborhood also features plenty of street parking and public parking lots. The ground floor offers 2 versatile commercial spaces totaling approx. 1,500 sq ft. Zoned C1-Downtown Commercial this property offers excellent flexibility for Developers & Investors (id:6289)

Essential Information

Listing #	X12280611
Price	\$1,095,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	126-128 Prescott Street
Subdivision	801 - Kemptville
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Amenities	Park, Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	6
Parking	No Garage
View	City view

Interior

Appliances	Water Heater - Tankless, Blinds, Dishwasher, Dryer, Water Heater, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Concrete Block
Lot Description	33 x 163.2 FT
Foundation	Stone

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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