

\$450,000 - 50 Madawaska Street, Arnprior

MLS® #X12294619

\$450,000

0 Bedroom, 0.00 Bathroom, 2,400 sqft

Retail on 0.00 Acres

550 - Arnprior, Arnprior, Ontario

A Prime Downtown Opportunity for Entrepreneurs and Investors looking to break into the Real Estate market or launch your own business in a vibrant, walkable community!

Here's your chance. Welcome to 50 Madawaska Street, a well-located, mixed-use property in the heart of downtown Arnprior that offers the perfect setup to live upstairs and work downstairs. Zoned DCR and currently home to a successful dog grooming business on the main level, this high-visibility, commercial space generates immediate income or could easily be transformed into your own business. Whether you're opening a salon, boutique, studio, or professional office, the flexible layout adapts to a wide range of uses. Features include: A bright, welcoming front entrance, spacious open-concept area for displays or creative space, three versatile rooms for treatment areas, offices, or services. Basement with a 2-piece bath, storage, and extra usable space. Upstairs on the second floor, the 2-bed residential apartment offers a comfortable living space ideal for an owner-operator or as an additional rental unit to boost cash flow. Located just steps from the river, the towns main street, local cafes, and shops, this property sits in one of Arnprior's most dynamic and fast-growing neighbourhoods. Whether you're an entrepreneur looking for a live-work setup, or a smart investor seeking a property with multiple income streams, 50 Madawaska Street delivers on location, versatility, and long-term



value. Don't miss this rare opportunity to invest where you live and work right in the heart of Arnprior. (id:6289)

Essential Information

Listing #	X12294619
Price	\$450,000
Bathrooms	0.00
Square Footage	2,400
Acres	0.00
Type	Retail

Community Information

Address	50 Madawaska Street
Subdivision	550 - Arnprior
City	Arnprior
Province	Ontario
Postal Code	K7S1R9

Interior

Appliances	Dryer, Water Heater, Washer
Heating	Hot water radiator heat
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=22 x 53 FT
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Listing Details

Listing Office	SOLID ROCK REALTY
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