

\$250,000 - 113-115 Montreal Road, Cornwall

MLS® #X12304474

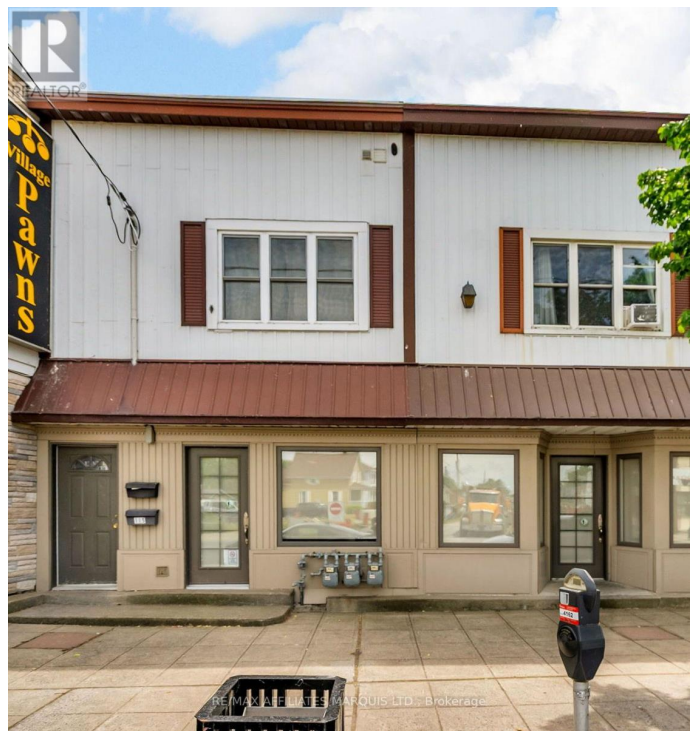
\$250,000

0 Bedroom, 2.00 Bathroom, 1,384 sqft

Retail on 0.00 Acres

717 - Cornwall, Cornwall, Ontario

Welcome to 113-115 Montreal Road, the former home of a well-established, family-run business and a long-standing fixture in Cornwall's historic Le Village district. This well-maintained, visually appealing property offers 772 sq ft of main-level office space, featuring a large open area, private office, and a 2-piece bathroom ideal for professional or boutique use. Upstairs, you'll find a spacious 1-bedroom apartment (approx. 620 sq ft) complete with its own hot water tank and electric baseboard heating. The current long-term tenant has resided here for approximately four years and pays \$700/month plus utilities. Whether you're seeking to invest, reduce your commercial footprint, or establish a new business in a prime downtown location, this property presents excellent potential. The area offers high visibility, walkable amenities, and access to city incentive programs through the Heart of the City initiative. Please note: this building is currently open to the main level of 111 Montreal Road. While being sold separately, it could also be purchased in conjunction with 111 (arms-length) or easily converted back into two distinct units by reinstating a dividing wall. (id:6289)



Essential Information

Listing # X12304474

Price \$250,000

Bathrooms	2.00
Square Footage	1,384
Acres	0.00
Type	Retail

Community Information

Address	113-115 Montreal Road
Subdivision	717 - Cornwall
City	Cornwall
Province	Ontario
Postal Code	K6H1B2

Interior

Heating	Natural gas Other
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=17.5 x 87.2 FT
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Listing Details

Listing Office	RE/MAX AFFILIATES MARQUIS LTD.
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