$998,800 - 226 Middle Townline Road, Brant (burford)

MLS® #X12323834

$998,800

0 Bedroom, 0.00 Bathroom, 4,505 sqft
Retail on 0.00 Acres

Burford, Brant (burford), Ontario

An exceptional commercial property in Harley, currently a variety store, bakery, and residential suites! This versatile space includes a 1,120 sq. ft main store with a connected 650 sq. ft bakery, featuring nearly 10 foot ceilings and durable Trusscore walls. The building is constructed with an all-metal roof, ensuring longevity and low maintenance, with extensive renovations and additions making this a top notch building. The property includes an 8x8 overhead door, making deliveries easy, and features epoxy floors for durability and ease of cleaning. The building is well-equipped with essential amenities, including a public/employees bathroom, a400A/208V electrical service, and an 80 kW diesel generator to keep your business running smoothly, even during power outages. The 350 sq. ft storage area on the main level, a 11 x 14 walk in freezer, and a 11 x10walk in cooler providing ample space for inventory. Additionally, the property includes a upstairs mechanical/storage area, an office, plus a spacious large new basement with a smaller but useable older basement portion that houses the mechanical equipment. The property also features two residential units on the upper level, each with its own hydro panel. Unit A is a space with two bedrooms and a four-piece bathroom, and comes with a fridge, stove, washer, and dryer. The second unit offers a single bedroom with its own patio, and includes a fridge, stove, washer, and dryer with rent at $1,800 a month each. This

property is a rare find, offering everything you need for a thriving retail or bakery business with the added bonus of rental income from the residential units. (id:6289)

Essential Information

Listing #	X12323834
Price	$998,800
Bathrooms	0.00
Square Footage	4,505
Acres	0.00
Type	Retail

Community Information

Address	226 Middle Townline Road
Subdivision	Burford
City	Brant (burford)
Province	Ontario
Postal Code	N0E1E0

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=142.89 x 67.4 FT

Listing Details

Listing Office	RE/MAX a-b Realty Ltd Brokerage

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