

\$634,000 - 145 Main Street, Gananoque

MLS® #X12327653

\$634,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

05 - Gananoque, Gananoque, Ontario

A rare opportunity to own a three unit, fully rented Victorian semi, just steps from the St. Lawrence. A short stroll to the Gananoque Marina, library & museums, parks, restaurants, and downtown amenities, this versatile semi-detached property Zoned RC (Residential/Commercial) offers excellent potential for a business, professional office, or continued income as a multi-unit rental. The property features three self-contained units, each with private entrances, that generate a strong monthly income. Access and walkability to everything Gananoque has to offer. Can be easily converted to a large single family home. On-site parking, charming curb appeal, and a location that's truly unmatched, make this property an ideal blend of lifestyle and long-term value. Whether you're looking to invest, live in one unit and rent the rest, or take advantage of the RC zoning to run your business from home, this one checks all the boxes. (id:6289)



Essential Information

Listing #	X12327653
Price	\$634,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	145 Main Street
Subdivision	05 - Gananoque
City	Gananoque
Province	Ontario
Postal Code	K7G2M1

Amenities

Amenities	Beach, Marina, Park, Canopy
Utilities	Cable, Electricity, Sewer
Features	Flat site, Lane, Dry, Level, Carpet Free, In-Law Suite
Parking Spaces	5
Parking	No Garage
View	River view, View of water

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
# of Stories	3

Exterior

Exterior	Brick
Lot Description	30 x 110 FT under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE
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