

\$599,900 - 41 Main Street E, Bluewater (zurich)

MLS® #X12330833

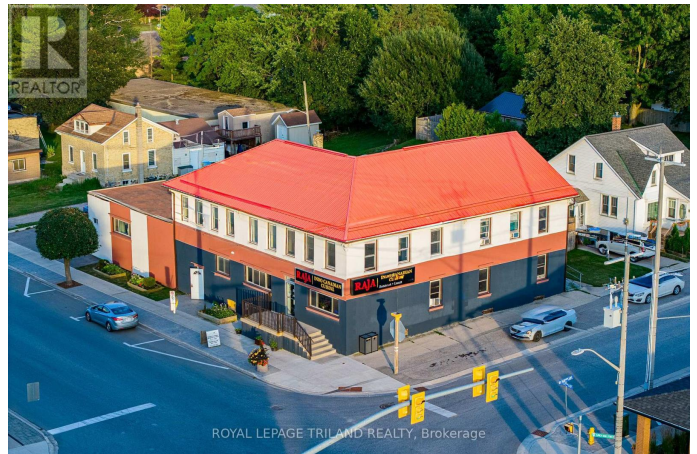
\$599,900

9 Bedroom, 5.00 Bathroom, 7,385 sqft

Multi-family on 0.35 Acres

Zurich, Bluewater (zurich), Ontario

That price is not a typo!!! INSANE INVESTMENT VALUE IN RURAL ONTARIO w/ THE ICONIC ZURICH, ON HOTEL PROPERTY | 3 LARGE APARTMENTS + COMMERCIAL RESTAURANT UNIT | MASSIVE LIST OF UPDATES BY CURRENT & PREVIOUS OWNERS | 7385 SQ FT + BASEMENT | NO HERITAGE RESTRICTIONS! Experience excellent exposure & convenience w/ 222' fronting Zurich's primary intersection at this epic corner site. The restaurant unit may be available for someone looking to be an owner & also an operator at this value driven commercial site & 2 apartments ARE available for owner occupation! Just to name a few amenities, this well designed commercial restaurant space, historically licensed w/ the LCBO for 68 seats, comes w/ a full commercial kitchen, hood, bar area, walk-in cooler, & 2 proper washrooms w/ 2 stalls in each + 2 urinals. In addition to the bright & vibrant commercial unit, there are 3 generous residential apartments (see floorplan photos) providing a total of 9 bedrooms & 3 more washrooms plus laundry, & there is a boatload of storage space in between the units & also in the vast & bone dry basement. With .346 acres providing ample ON SITE parking & impressive yard space for your residential tenants, this one has it all, & the 2 upper level apartments were just vacated & are now 97% renovated for a new owner to move in tenants (or short term renters) of their choosing & maximize rental income. Notably, AirBnB/hotel



style accommodations at the original Zurich Hotel may be a viable option! The large ground level apartment is currently bringing in \$1500/month w/ extremely reliable & long-term tenants & the restaurant unit brings in \$2000/month + utilities. Zoning allows for a variety of uses & the 6 Bedroom/2 Apartment vacancy provides a variety of options for a new owner. This property could cap very nicely! Just a 15 min drive to Grand Bend or Exeter & barely 45 to London & 25 to Goderich, this hot spot by the lake is begging for a RE-INVENTION! (id:6289)

Essential Information

Listing #	X12330833
Price	\$599,900
Bedrooms	9
Bathrooms	5.00
Square Footage	7,385
Acres	0.35
Type	Multi-family

Community Information

Address	41 Main Street E
Subdivision	Zurich
City	Bluewater (zurich)
Province	Ontario
Postal Code	N0M2T0

Amenities

Amenities	Highway, Recreation
Features	Irregular lot size
Parking Spaces	14

Interior

Heating	Natural gas Forced air
Cooling	Partially air conditioned

Listing Details

Listing Office

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