

\$399,900 - 49 Main Street E, Smiths Falls

MLS® #X12386641

\$399,900

0 Bedroom, 4.00 Bathroom, 2,700 sqft

Retail on 0.00 Acres

901 - Smiths Falls, Smiths Falls, Ontario

Outstanding fully occupied opportunity with well cared for mixed use building, perfectly situated in a thriving yet peaceful pocket of town. Just steps from the heart of the downtown business core and within easy reach of surrounding residential neighborhoods, the property offers convenience, flexibility for both commercial and residential uses. Its location makes it equally appealing to investors, business owners, and future residents. Main floor is designed for functionality and it's divided into two attractive commercial suites. One unit is home to a professional services office, while the other accommodates a medical treatment practice. Both spaces are thoughtfully arranged with reception areas, private offices, and storage, allowing for a wide variety of professional, service, or retail purposes. Their adaptable layouts provide security for current income while offering future potential for many business types. Above the storefronts, a bright and spacious two-bedroom apartment with backyard access. A 1-bedroom suite with full bathroom and separate entrance. Flexibility makes the property not just a sound investment but also a place where someone could seamlessly combine living and working in one central location. Practical features further enhance this properties desirability. Two private parking spaces serve the residential unit, while on-street parking ensures convenience for commercial visitors. Modern updates include two natural gas



furnaces and separate hydro services, ensuring efficiency and dependable utility management for multiple tenants. This properties location strikes the perfect balance Whether you are expanding your portfolio, seeking steady rental income, or envisioning an ideal live/work opportunity, this mixed-use gem is one you won't want to miss. (id:6289)

Essential Information

Listing #	X12386641
Price	\$399,900
Bathrooms	4.00
Square Footage	2,700
Acres	0.00
Type	Retail

Community Information

Address	49 Main Street E
Subdivision	901 - Smiths Falls
City	Smiths Falls
Province	Ontario
Postal Code	K7A1A5

Amenities

Parking Spaces	2
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Interior

Appliances	Dishwasher, Dryer, Microwave, Washer
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=40 x 120 FT
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Listing Details

Listing Office	CENTURY 21 SYNERGY REALTY INC.
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