

\$788,000 - 269 Front Street, Belleville (belleville Ward)

MLS® #X12422368

\$788,000

0 Bedroom, 0.00 Bathroom, 2,615 sqft

Business on 0.00 Acres

Belleville Ward, Belleville (belleville Ward),
Ontario

Located in the vibrant Historic Downtown Belleville District, this Unique 2600 SF mixed-use building combines timeless character with modern upgrades. Offering both commercial and residential space, it is ideal for owner-occupiers, investors, or entrepreneurs seeking a distinctive live-work opportunity in a high-visibility location. The main level features an impressive commercial space perfect for retail, office, or studio use with high ceilings, exposed brick, 3 PC washroom, a kitchenette, and large front windows that flood the space with natural light. Blending original architectural elements with contemporary finishes, this area offers great flexibility for a variety of business types. The second and third levels feature a stylish two-level residential loft with open-concept living at its finest. With exposed brick, high ceilings, and east-west light exposure, this residence offers warmth, space, and urban charm. Hardwood floors span throughout. The Industrial style kitchen is fully equipped with sleek stainless steel appliances (2019), open shelving, and a walk-in pantry, making it perfect for both daily living and entertaining. Guest bedroom/office and 3 PC modern bathrooms thoughtfully finished. The private primary bedroom is located on the third level, complete with 4 PC en-suite, sitting/yoga area, and Laundry. Additional upgrades include a durable membrane roof (approx. 10 years), and all windows and doors replaced within the past



decade. Two new forced-air gas furnaces (2019), two central air units, and a heat pump (all 2019) ensure year-round comfort and efficiency. Whether you're looking to invest, live in, or operate a business, this historic gem blends location, character, and modern comfort in one rare offering. Includes back patio entrance and tandem parking. Close to trails, parks, golf courses, shopping, entertainment, public transportation, 2 hours to Ottawa or Toronto along the 401 corridor, a true lifestyle investment opportunity. (id:6289)

Essential Information

Listing #	X12422368
Price	\$788,000
Bathrooms	0.00
Square Footage	2,615
Acres	0.00
Type	Business

Community Information

Address	269 Front Street
Subdivision	Belleville Ward
City	Belleville (belleville Ward)
Province	Ontario
Postal Code	K8N2Z6

Amenities

Amenities	Highway, Public Transit
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Interior

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

Exterior

Lot Description	Bldg=14.1 x 177.55 FT
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Listing Details



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Listing information last updated on November 3rd, 2025 at 7:16am PST