

\$1,699,900 - 244 West Street, Port Colborne (sugarloaf)

MLS® #X12426248

\$1,699,900

3 Bedroom, 2.00 Bathroom,
Retail on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Port Colborne's hidden gem has arrived - welcome to 244 West St! This perfectly restored mixed use building offers 3 occupied commercial units on the main level with a stunning 2350 sq ft residential unit above. Enjoy steady income from the main level while you live the good life upstairs. Meticulously restored & renovated, the 2nd level living space can only be described as a masterpiece. Bright and airy spaces at every turn, soaring ceilings, luxury fixtures, carefully curated wood, metal, tile and glass accents throughout - the attention to detail and focus on character in this design is unparalleled. The main living area offers a spacious great room with dining area, separate bar/conversation nook, a state of the art kitchen with stainless steel appliances & Quartz counters and a separate walk in pantry with custom cabinetry. The primary suite provides a spacious bedroom, walk-in closet with laundry & a workspace and an ensuite bathroom that your favourite spa would be jealous of. 2 additional bedrooms and a full bathroom provide a perfect place for your guests to rest and re-energize after spending the day exploring the best Niagara has to offer. At approximately 800 sq ft - the roof top deck offers the best view of Liftbridge 21, the Welland Canal and Lake Erie the City has to offer - imagine ending the day with your favourite beverage in front of the natural gas concrete fire bowl as stunning yachts and cruise ships pass by



under the sunset. A motorized retractable awning makes it so you can enjoy the view no matter what the weather is up to. Now's your chance to be a part of Port Colborne's vibrant waterfront community that is filled with amazing shops, restaurants, festivals and culture. Literally steps from the Welland Canal. Looking for the perfect Air BnB/income property - look no further! Turn key and ready to become your favourite piece of Niagara. Don't let this be the one that got away! (id:6289)

Essential Information

Listing #	X12426248
Price	\$1,699,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Retail

Community Information

Address	244 West Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K4E4

Amenities

Amenities	Marina, Park
Utilities	Cable, Electricity, Sewer
Parking	No Garage
View	City view, Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Water Heater - Tankless, Water meter, Dishwasher, Dryer, Washer, Window Coverings
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Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick
Lot Description	34 x 80 FT ; Corner Lot under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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