

\$599,000 - 3191 Perth 163 Road, West Perth (fullarton)

MLS® #X12445932

\$599,000

0 Bedroom, 4.00 Bathroom, 2,000 sqft

Retail on 0.00 Acres

Fullarton, West Perth (fullarton), Ontario

Welcome to this 4-Bedroom and 4-Bathroom Home, with 2-Kitchens on the Main Floor. This is where Opportunity meets Potential! This Unique Property in the Heart of Fullarton is a True Investor's Dream. Zoned for Residential and Multiple Commercial Use under C2 but Currently Enjoyed as a Residential Home. Offering Endless Flexibility, it's Perfect for those Looking to Live, Work, or Invest all in One Place. Making it Ideal for Multi-Generational Living or Future Rental Potential. The Property once Operated as a Fully Functional Gas Station, Convenience Store, and Restaurant, and still Retains the Infrastructure for a Future Entrepreneur to Bring it Back to Life. Get Creative and Convert it Into a Gas Station with a Tim Hortons or Anything you Like. Outside, you'll find a Detached Two-Bay Garage Perfect for a Mechanics Shop, Workshop, or Small Business Operation. Above the Garage is a Drywalled, Unfinished Loft Ready to be Transformed into a Private Office, Apartment or Rental Suite, Offering Potential for Supplemental Income. Recent Updates add Peace of Mind, Including a Roof on the House was Replaced 3 Years Ago, a New Hot Water Tank in 2024. The Backyard Features a Beautiful Garden with Fruit Trees, Vegetable Plants, and a Chicken Coop, Perfect for Those who Love the Charm of Rural Living. This One-Of-A-Kind Property Offers Incredible Potential for Investors, Entrepreneurs, or Anyone Looking to Create Multiple Income



Streams while Living On-Site in a Spacious Family Home. You will be Very Visible as Travellers stop on route to the Beaches of Lake Huron, Local Camp Grounds and Cottage Country. Or just Enjoy your New Home. (id:6289)

Essential Information

Listing #	X12445932
Price	\$599,000
Bathrooms	4.00
Square Footage	2,000
Acres	0.00
Type	Retail

Community Information

Address	3191 Perth 163 Road
Subdivision	Fullarton
City	West Perth (fullarton)
Province	Ontario
Postal Code	N0K1H0

Amenities

Amenities	Highway
Parking Spaces	10

Interior

Appliances	Dryer, Freezer, Oven, Washer
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=66 x 165 FT
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Listing Details

Listing Office	EXP REALTY
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Listing information last updated on October 28th, 2025 at 12:01am PDT