

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

MLS® #X12450445

\$599,000

4 Bedroom, 4.00 Bathroom,
Single Family 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 Travelers 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 #	X12450445
Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Half Baths	3
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

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

Amenities

Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Freezer, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
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Lot Description 66 x 165 FT
Foundation Poured Concrete

Listing Details

Listing Office EXP REALTY



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