

\$2,299,000 - 2439 Garrison Road, Fort Erie (ridgeway)

MLS® #X12467517

\$2,299,000

0 Bedroom, 0.00 Bathroom, 2,091 sqft

Retail on 365.46 Acres

335 - Ridgeway, Fort Erie (ridgeway), Ontario

COMMERCIAL OPPORTUNITY - Commercial property on 5.289 acres of land with high exposure and access to Highway #3. Includes a workshop with 2,000 sq feet of space with heated concrete floors, three garage doors, office space and potential to add a washroom. High ceilings to allow commercial vehicles to park inside. Lots of parking. The C7-99 Commercial zoning allows for a variety of uses. 15-minute drive to the QEW, 10 minutes to the Peace Bridge/USA. The current business is not for sale. The custom-built home offers all the wonderful touches you have been dreaming of. The large foyer greets you as you enter the home and your eyes will be immediately drawn to the impressive indoor/outdoor space complete with garage doors that seamlessly connect you to your backyard oasis. Cool off in the inground saltwater pool, which is also heated for those cooler days. The outdoor space is enhanced with concrete pathways and custom landscaping. Inside, the home boasts three lovely bedrooms, thoughtfully separated by the main foyer with tall pocket doors. The master bedroom sliding glass doors allow you to gaze into your backyard. An ensuite bathroom accompanies the master suite, while two additional bathrooms serve the main floor. The home is designed with large ceiling heights throughout, including in the spacious basement, adding to the open and airy feel. The custom kitchen is a dream come true. You will love the oversized island and a large



pantry equipped with electrical outlets, keeping your counters clear of clutter. The open-concept design of the dining room, kitchen, and living room creates a grand yet cozy ambiance. The basement is a generous size and has been finished with a gorgeous stamped concrete pattern. This is truly a must-see property that offers the perfect blend of luxury living and business potential.
(id:6289)

Essential Information

Listing #	X12467517
Price	\$2,299,000
Bathrooms	0.00
Square Footage	2,091
Acres	365.46
Type	Retail

Community Information

Address	2439 Garrison Road
Subdivision	335 - Ridgeway
City	Fort Erie (ridgeway)
Province	Ontario
Postal Code	L0S1N0

Interior

Appliances	Cooktop, Dishwasher, Dryer, Oven, Washer
Heating	Other
Cooling	None

Listing Details

Listing Office	RORE REAL ESTATE
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