

\$357,800 - 518 Church Street, North Dundas

MLS® #X12479569

\$357,800

0 Bedroom, 0.00 Bathroom, 4,240 sqft

Multi-family on 0.00 Acres

706 - Winchester, North Dundas, Ontario

Exceptional investment opportunity in the heart of Winchester! Situated on a spacious lot in a growing community just 30 minutes south of Ottawa, 518 Church Street presents incredible potential for savvy investors, developers, or builders looking to create a multi-unit residential property. Zoned for flexible residential use and located within walking distance to schools, shopping, and the Winchester District Memorial Hospital, this property offers the perfect blend of small-town living and long-term growth potential. The lot's wide frontage and depth provide ample space for redevelopment-ideal for a purpose-built rental property, semi-detached homes, or a low-rise multi-unit dwelling (buyer to verify permitted uses with the township). The existing home can serve as a holding income property while you plan your next phase of development. Municipal water, sewer, and natural gas services are available simplifying the transition to multi-unit use. With demand for quality rental housing on the rise across North Dundas, opportunities like this are becoming increasingly rare. Winchester's convenient access to Highway 31 (Bank Street), local schools, medical facilities, and family amenities makes it an attractive option for both residents and investors alike. Whether you're an experienced developer or an investor looking to expand your portfolio, this property checks all the boxes: location, services, and potential. Don't miss your chance to shape the next phase of growth in one of Eastern



Ontario's most promising rural communities. A true diamond-in-the-rough ready for your vision-explore the possibilities today! (Two deeded spots as well as gravel approval for additional parking. Water approved with the township. Roof done within the last 5 years)
(id:6289)

Essential Information

Listing #	X12479569
Price	\$357,800
Bathrooms	0.00
Square Footage	4,240
Acres	0.00
Type	Multi-family

Community Information

Address	518 Church Street
Subdivision	706 - Winchester
City	North Dundas
Province	Ontario
Postal Code	K0C2K0

Interior

Heating	Natural gas Baseboard heaters, Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Unit=40 x 106 Acre
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Listing Details

Listing Office	ENGEL & VOLKERS OTTAWA
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