

\$1,599,900 - 52 Brock Road S, Puslinch (aberfoyle)

MLS® #X12480421

\$1,599,900

0 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Aberfoyle, Puslinch (aberfoyle), Ontario

Welcome to 52 Brock Rd S an exceptional opportunity for business owners and homeowners alike! This prime 3/4-acre property sits along a major thoroughfare, directly connecting Guelph to Highway 401, with over 5,000 vehicles passing by daily. The property offers flexible CMU (Commercial Mixed-Use) zoning, opening the door to a variety of potential uses, including a microbrewery, medical office, art gallery, restaurant, and more. The site features several buildings, including a charming 3 bedroom, well-maintained limestone home dating back to circa 1850, exuding character and history. In addition, there is a fully serviced auxiliary building that was previously operated as an antique market. An additional 960 sq. ft. structure awaits your vision ideal for any number of purposes, whether for expansion, retail, or creative use. Ample parking is available, ensuring convenience for clients, customers, or visitors. Whether you're looking to start a new venture or expand your current business, this property offers incredible potential and visibility. Don't miss out on this one-of-a-kind business opportunity! (id:6289)



Essential Information

Listing #	X12480421
Price	\$1,599,900
Bathrooms	2.00

Acres	0.00
Type	Single Family

Community Information

Address	52 Brock Road S
Subdivision	Aberfoyle
City	Puslinch (aberfoyle)
Province	Ontario
Postal Code	N0B2J0

Amenities

Features	Carpet Free
Parking Spaces	10
Parking	No Garage

Interior

Appliances	All
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stone, Wood
Lot Description	116 x 365 Acre

Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
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