

\$579,900 - 14 Spencer Street, Edwardsburgh/Cardinal

MLS® #X12498618

\$579,900

0 Bedroom, 5.00 Bathroom, 1,800 sqft

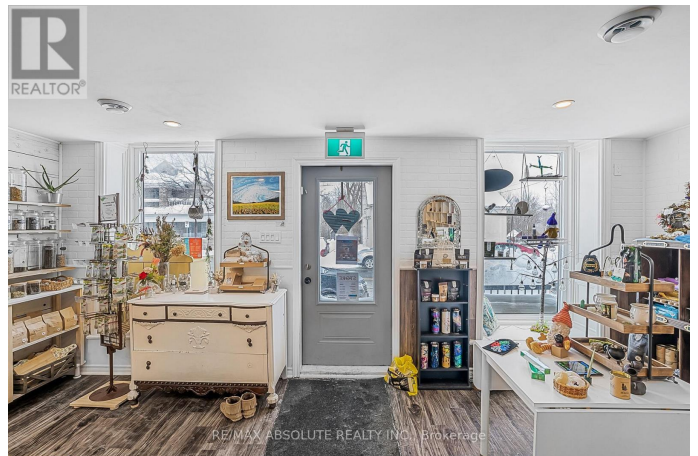
Retail on 0.00 Acres

807 - Edwardsburgh/Cardinal Twp,
Edwardsburgh/Cardinal, Ontario

Prime Mixed -Use Investment property in charming Spencerville ideally situated on the main road, just 20 minutes from Kemptville. This exceptional stone building offers a unique opportunity for an owner to live and work while earning rental income. Featuring 2 residential units, and a versatile commercial space, which at one time had a liquor license, making it ideal for a restaurant, retail shop, or other business venture. Parking at rear has 3 designated spots for the tenants only. The front commercial space features 2 newly renovated bathrooms, a full kitchen, storage area, furnace area, and treatment room, rented at \$1160/mo plus utilities. Rear commercial space, a treatment room pays \$1300/mo plus propane. Residential tenant in Apt 1 pays \$897/mo all-in, Apt 2 pays \$1365.81/mo plus hydro, . Landlords pay Water/Sewer every 3 months \$859 approx. Building equipped with security and cameras monitored and paid monthly, and cameras will stay. Water softener reverse osmosis and UV system owned and will stay. Commercial tenants own all equipment and furnishings. Perfect opportunity to own a piece of history in picturesque Spencerville, close to all town access points, including major highways, and popular trails. With strong community ties, financing and entrepreneurial resources and support, Spencerville offers opportunities beyond your imagination. Furnace, Hot Water Tank and Water Treatment 2017. Metal Roof with new



**MAIN LEVEL
RETAIL AND TREATMENT
COMMERCIAL SPACE**



eavestrough. 96 hours irrevocable required on all offers. (id:6289)

Essential Information

Listing #	X12498618
Price	\$579,900
Bathrooms	5.00
Square Footage	1,800
Acres	0.00
Type	Retail

Community Information

Address	14 Spencer Street
Subdivision	807 - Edwardsburgh/Cardinal Twp
City	Edwardsburgh/cardinal
Province	Ontario
Postal Code	K0E1X0

Amenities

Amenities	Highway
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Interior

Heating	Other
Cooling	Partially air conditioned

Exterior

Lot Description	Bldg=30 x 198.88 FT
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Listing Details

Listing Office	RE/MAX ABSOLUTE REALTY INC.
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Listing information last updated on November 2nd, 2025 at 10:46pm PST