

\$1,899,900 - 10 Franklin Street, Waterdown

MLS® #40719440

\$1,899,900

0 Bedroom, 0.00 Bathroom, 6,078 sqft

Retail on 0.00 Acres

461 - Waterdown East, Waterdown, Ontario

Downtown Waterdown Investment Opportunity

Mixed-Use Gem with Endless Potential.

Situated in the vibrant heart of downtown Waterdown, this exceptional mixed-use property offers over 6,000 sq ft of versatile space and unbeatable curb appeal on a premium 93.97 ft frontage lot. Whether you're an investor seeking steady income or a business owner looking for a flagship location, this property checks all the boxes. The main level boasts 3,285 sq ft of high-end commercial space, currently home to a state-of-the-art martial arts studio. With a flexible layout and the potential to be divided into two separate units, the possibilities are endless. Zoned C5a, the property allows for a wide range of permitted uses including medical, dental, veterinary, financial services, retail, and restaurant making it an ideal fit for professional offices or health-based businesses. Upstairs, a sprawling 2,739 sq ft residential apartment offers 3 bedrooms and 2 bathrooms, ideal for owner-occupancy, luxury rental, or conversion into upscale office space. The unit is currently tenanted, with the option for the tenant to stay or vacate offering added flexibility to suit your goals. Additional highlights include a newer steel roof (2017), ample on-site and nearby parking, excellent signage potential, and tremendous visibility in one of Waterdown's most desirable corridors. With a strong sense of community, vibrant local events, nearby parks and trails, and easy access to Hamilton, Burlington, and



major highways, Waterdown continues to attract professionals, families, and entrepreneurs alike. The commercial unit is owner-occupied, with a potential leaseback agreement available making this a rare turnkey opportunity with built-in income potential.
(id:6289)

Essential Information

Listing #	40719440
Price	\$1,899,900
Bathrooms	0.00
Square Footage	6,078
Acres	0.00
Type	Retail
Sub-Type	Freehold

Community Information

Address	10 Franklin Street
Subdivision	461 - Waterdown East
City	Waterdown
Province	Ontario
Postal Code	L0R2H0

Amenities

Amenities	Public Transit, Schools
Parking Spaces	5

Interior

# of Stories	2
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Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE SIGNATURE REALTY
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