

\$1,499,000 - 10 & 11 Sea Queen Road, Port Rowan

MLS® #40743706

\$1,499,000

0 Bedroom, 0.00 Bathroom, 5,864 sqft

Other on 0.00 Acres

Port Rowan, Port Rowan, Ontario

4 UNIT WATERFRONT OPPORTUNITY
nestled in the picturesque harbour of Port Rowan, steps downtown to shops and restaurants. Sale includes two parcels.

PARCEL ONE - two storey, 5864 sq. ft. building anchored by a restaurant on the main floor (3884 sq ft), licensed to seat 90 indoors and 48 on the patio. Features include walk-in cooler, gas range, 2 deep fryers, double oven, bar, coffee station, office, 2 accessible and 2 staff washrooms. Upper level with 1980 sq ft, quality re-built in 2003, features 3 residential units featuring spectacular harbour views, new LG heating/cooling units, cathedral ceilings, exit lighting, fire alarms and separate enclosed & secure apartment entry. **PARCEL TWO** - harbour lot, approx 100 ft. by 100 ft. includes parking for 11 cars and 98 ft. of water frontage with ownership of approximately 60+ ft. from the boardwalk into the water. Seawall, boardwalk with steel frame, pavilions on both ends plus six docks included (on site but not installed). Potential for additional income - houseboat/dock rentals, boat/sea doo rentals etc. Special Zoning - no required parking spaces to operate a restaurant however 13 spaces are available (2 accessible) and additional public parking nearby. Zoning allows for multiple uses - be your own boss and live at the waterfront, run a hotel, air bnb, restaurant, rentals etc. or make this your next waterfront investment. 2 hrs to Toronto and 1 hr 15 min to London. Sale does not include restaurant business. Can be purchased with



adjoining property at 12 Sea Queen Rd.
(id:6289)

Essential Information

Listing #	40743706
Price	\$1,499,000
Bathrooms	0.00
Square Footage	5,864
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	10 & 11 Sea Queen Road
Subdivision	Port Rowan
City	Port Rowan
Province	Ontario
Postal Code	N0E1M0

Amenities

Features	Southern exposure
Parking Spaces	13
Is Waterfront	Yes
Waterfront	Waterfront

Interior

# of Stories	2
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Exterior

Exterior	Hardboard
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Listing Details

Listing Office	GOLD COAST REAL ESTATE LTD. BROKERAGE
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