

\$5,900,000 - 185 Grand River Avenue N, Paris

MLS® #40778922

\$5,900,000

0 Bedroom, 0.00 Bathroom, 13,510 sqft

Office on 4.48 Acres

2105 - Fair Grounds, Paris, Ontario

Prime infill/redevelopment opportunity in the heart of Paris, Ontario. Spanning approx. 4.485 acres along sought-after Grand River Street North, this early-century property showcases master craftsmanship and character rarely found at this scale. The site's generous frontage and depth create a versatile canvas for medical/health-care campus, master-planned residential, office, or a thoughtful mixed-use concept—subject to municipal approvals. Enjoy immediate access to Paris's charming downtown, cafes, restaurants, boutique retail, scenic river trails, schools, and everyday conveniences, with Hwy 403 minutes away for easy regional connectivity to Brantford, Hamilton, Cambridge, K-W, and the GTA. Whether you're envisioning best-in-class care facilities, premium town/stacked units, or a signature office address, 185 Grand River St N delivers scale, character, and location in one rare package. (id:6289)



Essential Information

Listing #	40778922
Price	\$5,900,000
Bathrooms	0.00
Square Footage	13,510
Acres	4.48
Type	Office
Sub-Type	Freehold

Community Information

Address	185 Grand River Avenue N
Subdivision	2105 - Fair Grounds
City	Paris
Province	Ontario
Postal Code	N3L2N2

Amenities

Amenities	Schools
Features	Visual exposure
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

# of Stories	3
--------------	---

Exterior

Foundation	Stone
------------	-------

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
----------------	-------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 1:31am EDT