

\$3,499,000 - 637 Hurontario Street, Collingwood

MLS® #S12337285

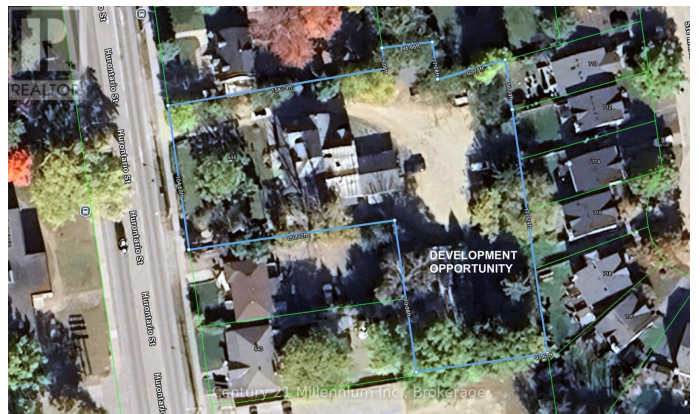
\$3,499,000

0 Bedroom, 8.00 Bathroom, 1 sqft

Retail on 0.85 Acres

Collingwood, Collingwood, Ontario

Development Opportunity! Own a Piece of Collingwood's History, Shape Its Future! This is a truly exceptional commercial opportunity in the heart of Downtown Collingwood: a landmark building with a remarkable past, once belonging to the visionary Sir Sandford Fleming. Situated on a coveted prime lot (0.851 acres), this recently renovated property seamlessly blends historic charm with modern income and development potential. The main floor currently has two premium suites available, offering a perfect opportunity to establish or expand your business. Imagine opening a chic cafe, a bustling restaurant, or a high-end spa in a location with established, professional tenants, including a hair stylist/colorist, psychotherapists, and a scalp spa. This extensively renovated property offers a unique and versatile layout across three distinctive levels: First Floor: 3,297 sq ft; Second Floor: 2,115 sq ft; Third Floor Loft: 948 sq ft. With a total of eight bathrooms and ample parking (10+), the building is ready to support a variety of businesses. The true value lies beyond the existing structure. The exciting potential for further land development at the rear of the property is a major draw. A Development Study for 12 residential townhomes has already been conducted, with the possibility of a four-story condo development with up to 30 units and underground parking. This is more than an investment; it's a chance to own a significant piece of Collingwood's heritage and capitalize



on its thriving future. Embrace the character,
prime location, and unparalleled development
prospects of this extraordinary downtown
holding. (id:6289)

Essential Information

Listing #	S12337285
Price	\$3,499,000
Bathrooms	8.00
Square Footage	1
Acres	0.85
Type	Retail

Community Information

Address	637 Hurontario Street
Subdivision	Collingwood
City	Collingwood
Province	Ontario
Postal Code	L9Y2N6

Amenities

Amenities	Public Transit, Ski hill
Features	Irregular lot size
Parking Spaces	10

Interior

Appliances	Dishwasher, Microwave
Heating	Radiator
Cooling	Fully air conditioned

Listing Details

Listing Office	Century 21 Millennium Inc.
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