

# **\$1,499,000 - 1726 Earl Haid Avenue, Severn (coldwater)**

MLS® #S12489646

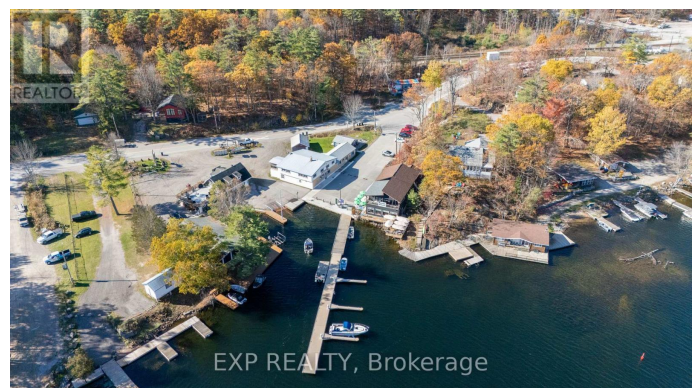
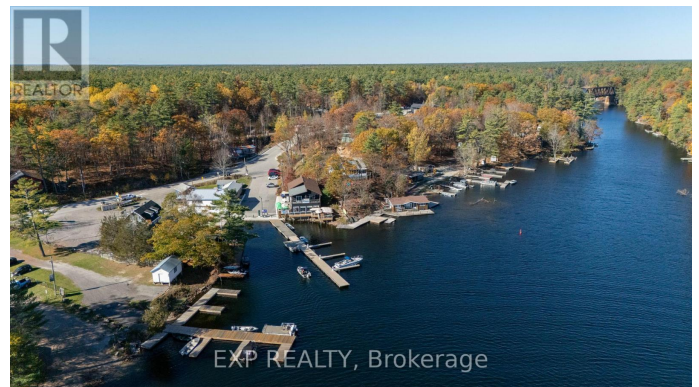
**\$1,499,000**

0 Bedroom, 3.00 Bathroom, 10,796 sqft

Business on 0.25 Acres

Coldwater, Severn (coldwater), Ontario

Rare Opportunity To Own The Well-Known River House Restaurant, Ideally Located In Severn Falls Directly On The Trent-Severn Waterway. Positioned Along A Highly Visible Waterfront Location With Direct Boat Access And Steady Year-Round Traffic, This Unique Commercial Property Can Offer Multiple Revenue Streams And Exceptional Future Potential. The Restaurant Building Has Been Well Maintained With Significant Capital Upgrades, Including Waterloo Biofilter Septic System, New Roof, New Waterfront Patio And A Whole Building Backup Generator, Making It A Turn-Key Business Opportunity Or Versatile Commercial Investment. Offering A Fully Equipped Commercial Kitchen, Bar Area, Dining Space, Storage And Mechanical Areas, This Property Is Designed For Efficiency And Continued Growth. The Zoning Allows A Wide Range Of Permitted Uses, Including Restaurant, Retail, Tourism, And Potential Redevelopment Options. With Waterfront Access, This Rare Property Also Lends Itself To Hospitality Expansion Or Continued Profitable Operation As A Restaurant With Living Quarters Above, The Perfect Live/Work Situation. Located Just 20 Minutes To Highway 400 And Easily Accessible By Road Or Boat, Severn Falls Is A Popular Destination For Cottagers, Snowmobilers, Boaters And Tourists. This Is An Excellent Opportunity For Entrepreneurs, Investors Or Developers Looking For A Strong Foothold In A High-Demand Waterfront Community.



Property, Business, Equipment And Chattel  
Package All In One. Do Not Miss This  
Exceptional Opportunity On The Trent-Severn.  
(id:6289)

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | S12489646   |
| Price          | \$1,499,000 |
| Bathrooms      | 3.00        |
| Square Footage | 10,796      |
| Acres          | 0.25        |
| Type           | Business    |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1726 Earl Haid Avenue |
| Subdivision | Coldwater             |
| City        | Severn (coldwater)    |
| Province    | Ontario               |
| Postal Code | L0K1E0                |

## Amenities

|          |                    |
|----------|--------------------|
| Features | Irregular lot size |
|----------|--------------------|

## Interior

|         |                       |
|---------|-----------------------|
| Heating | Other                 |
| Cooling | Fully air conditioned |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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Listing information last updated on November 2nd, 2025 at 8:01pm EST