

\$1,750,000 - 1095 Railway Street, Kenora

MLS® #TB250464

\$1,750,000

0 Bedroom, 0.00 Bathroom, 4,800 sqft

Retail on 0.90 Acres

KENORA, Kenora, Ontario

Elevate your business with this exceptional commercial property, offering high traffic, maximum exposure, and a strategically located site that is sure to take your business to the next level. This property includes two buildings situated on nearly one acre of land, providing a blend of versatility and functionality ideal for any growing business. Located in a Highway Commercial Zone, this site offers significant potential for a variety of uses. The front building spans 3050 sq ft and has been remodelled in recent years. The space includes a large office/showroom area, currently designed as an open floor plan, allowing you to customize the layout to suit your business needs. This building also features two 2-piece bathrooms, a single-stall garage bay with a 12'x8' overhead door, and a utility area. Other features include: a gas-forced air furnace, central air conditioning, and separate storage areas, a new 200-amp electrical service. The back building, constructed in 2024 is a 4800 sq. ft. commercial shop designed with functionality in mind. It features 16-ft ceilings, four overhead doors, 200-amp electrical service, and a combination of in-floor heating and overhead gas heaters. Features include: an integrated exhaust system, cold water, air compressor lines that run down both sides of the building, a floor drain and a built-in workbench. This spacious shop is ready for immediate use and offers ample room for a wide range of business operations. Outside, the property



provides a large lot with plenty of exterior storage and parking space. The owners have invested considerable time and effort in landscaping the area, creating an accessible and functional parking lot that can accommodate both your business needs and customer access. With its prime location, ample space, and versatile facilities, this property is a rare find with enormous potential for any business. Don't miss outâ€”schedule your appointment today to explore everything this property has to off (id:6289)

Essential Information

Listing #	TB250464
Price	\$1,750,000
Bathrooms	0.00
Square Footage	4,800
Acres	0.90
Type	Retail

Community Information

Address	1095 Railway Street
Subdivision	KENORA
City	Kenora
Province	Ontario
Postal Code	P9N0B2

Amenities

Amenities	Storefront, Street Lighting
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Overhead doors
Parking	Gravel, Other

Interior

Appliances	Alarm System
Heating	Natural gas Boiler, Forced air, Overhead Heaters
# of Stories	1

Exterior

Exterior	Metal
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORTHERN CHOICE REALTY LTD.



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