

\$499,000 - 405 Queen St, North Huron (blyth)

MLS® #X10780940

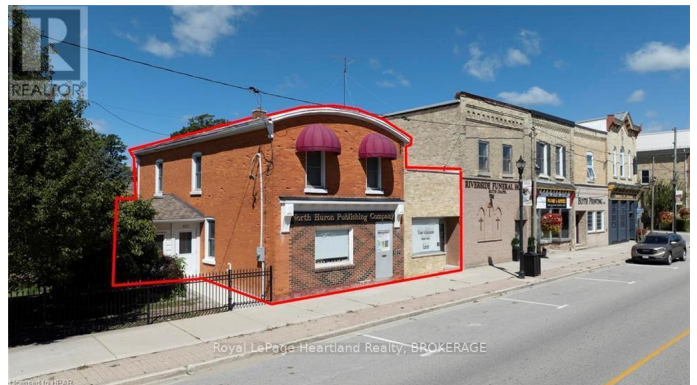
\$499,000

0 Bedroom, 0.00 Bathroom, 2,605 sqft

Office on 0.00 Acres

Blyth, North Huron (blyth), Ontario

Charming Residential & Business Opportunity in Blyth Village!\r\n\r\nLAND & BUILDINGS only FOR SALE.\r\n\r\nDiscover the perfect blend of residential living & business potential with these two adjoining properties in the heart of Blyth Village. Whether you're an investor or a homeowner seeking a live-work arrangement, this versatile property offers endless possibilities.\r\n\r\nProp 1: Spacious 4-Bedroom Residence with Commercial Space\r\n\r\n2-storey property features a 4-BR residence ideal for families or those looking to generate rental income.\r\n\r\n? Main Floor: Includes a kitchen, living room, dining area, and a 2-pc bath. The rear entrance opens to a deck & a parking area w/space for 4 vehicles.\r\n\r\n? Upper Floor: Houses 4 BR's and a 4-pc bath, providing ample living space.\r\n\r\n? Additional Features: Forced air gas heating, central vacuum system, and an on-demand water heater.\r\n\r\nFor entrepreneurs, the spacious retail/office area with two street entrances offers prime visibility for a storefront or business venture.\r\n\r\nProp 2: Flexible 1-Storey Commercial Unit\r\n\r\nCurrently set up as a 1-storey commercial space, this unit can easily be converted for residential or mixed use.\r\n\r\n? Features a street-facing retail/customer area, 2 offices, back foyer leading to the rear deck and shared parking area.\r\n\r\n? Existing infrastructure allows for seamless separation from Property 1, making it adaptable for standalone rental or business use.\r\n\r\nWhy Choose This Property?\r\n\r\n? Dual-Income



Potential: Rent out both units, or live in the residence while running your business.\r\n ?
Convenience & Location: Situated in a bustling area of Blyth Village, ideal for attracting customers and tenants.\r\n ? Minimal Renovations Required: Ready-to-use residential and commercial spaces with the flexibility to customize.\r\n\r\nThis high-visibility property is a rare find, combining the comforts of home with the potential for income generation in a vibrant and growing community. Don?t miss your chance t
(id:6289)

Essential Information

| | |
|----------------|-----------|
| Listing # | X10780940 |
| Price | \$499,000 |
| Bathrooms | 0.00 |
| Square Footage | 2,605 |
| Acres | 0.00 |
| Type | Office |

Community Information

| | |
|-------------|---------------------|
| Address | 405 Queen St |
| Subdivision | Blyth |
| City | North Huron (blyth) |
| Province | Ontario |
| Postal Code | N0M1H0 |

Exterior

| | |
|-----------------|-------------|
| Lot Description | 46 x 132 FT |
|-----------------|-------------|

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Royal LePage Heartland Realty |
|----------------|-------------------------------|



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