

\$1,499,000 - 47 Gibson Street, Parry Sound

MLS® #X12021198

\$1,499,000

8 Bedroom, 6.00 Bathroom,
Multi-family on 0.00 Acres

Parry Sound, Parry Sound, Ontario

In the heart of Parry Sound, 47 Gibson Street is a historic 4-unit building that beautifully combines rich heritage with artistic flair. Great care was taken during a full 2020 gutting and renovation where all wiring, plumbing, windows, appliances, and studs were replaced or reinforced. As much of the original character as the local building inspector allowed was retained to create a true one-of-a-kind "shabby chic" building, such as the original 1898 pine floors. This unique property offers an unparalleled opportunity for those seeking both charm and potential. The building is steeped in history, with each of its well-appointed units featuring distinctive architectural elements and artistic details that highlight the area's cultural significance. From the moment you step inside, you're greeted by a sense of warmth and character that is hard to find elsewhere. The location of this property is a true standout, situated in one of the most desirable areas of Parry Sound, with easy access to local amenities, charming shops, and stunning waterfront views. The main floor is wheelchair accessible. The 2 sunrooms are off the Carmichael and Thomson units. All four units are equipped with HRVs. The vibrant downtown scene is just a short walk away, providing residents and tenants with the perfect mix of quiet residential living and proximity to everything this picturesque town has to offer. Whether you're looking to preserve the building's artistic history or capitalize on a promising investment, 47



Gibson Street offers incredible potential. With a combination of historic charm, a prime location, and strong investment appeal, this property is a rare gem in a thriving community. SQFT- 2300 per floor, as well as 2200 in the lower level (basement). The basement not only has 1 unit but has an entrance via the stairs as well as a walk-out into the backyard. The lower level also has a storage room equipped with all of the electrical panels. Brand new solar battery array 50k value. (id:6289)

Essential Information

Listing #	X12021198
Price	\$1,499,000
Bedrooms	8
Bathrooms	6.00
Acres	0.00
Type	Multi-family

Community Information

Address	47 Gibson Street
Subdivision	Parry Sound
City	Parry Sound
Province	Ontario
Postal Code	P2A1X1

Amenities

Amenities	Separate Heating Controls, Separate Electricity Meters
Features	Carpet Free, Guest Suite, Solar Equipment, In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Water meter
Heating	Electric Heat Pump
Cooling	Wall unit
Basement	Apartment in basement, Walk out

Exterior

Exterior	Steel
Lot Description	35 x 132 FT
Foundation	Concrete, Insulated Concrete Forms, Stone, Brick

Listing Details

Listing Office RE/MAX Parry Sound Muskoka Realty Ltd



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