

\$1,975,000 - 41 & 45 Ontario Street S, Lambton Shores (grand Bend)

MLS® #X12051414

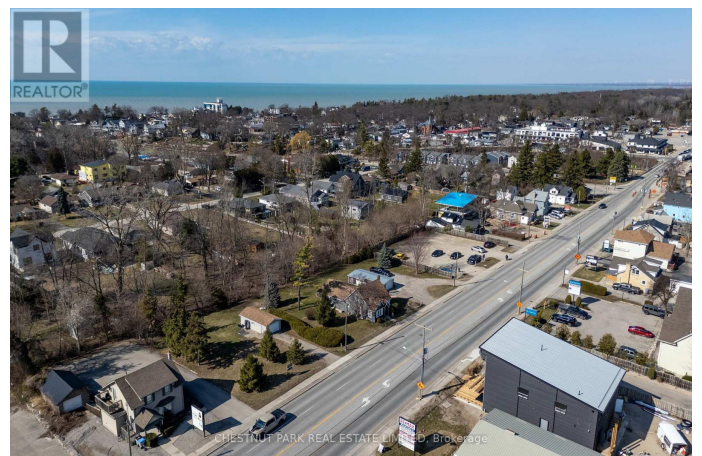
\$1,975,000

0 Bedroom, 0.00 Bathroom, 28,740 sqft

Business on 0.00 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

Prime Commercial Opportunity with Development Potential Offered for the first time in 50-years, this rare combined offering of 41 & 45 Ontario Street South in the heart of Grand Bend presents an exceptional opportunity for investors, developers, or entrepreneurs seeking a high-visibility location just a short walk to the beach and steps from the vibrant downtown core. The property spans approximately 214 feet of street frontage along one of Grand Bends main arteries, with a combined lot size of approximately 0.66 acres. The zoning is C-2 Commercial, allowing for a diverse range of uses including retail, restaurant, personal services, and mixed-use residential developments. Lambton Shores Official Plan supports medium-density residential development, with up to 30 residential units per acre for "multiple dwellings", creating a significant opportunity for those looking to tap into Grand Bends growing housing demand. The main parcel at 41 Ontario St. S. features a well-built and thoughtfully updated residential home, offering immediate use or rental potential. A detached single-car garage adds additional flexibility. The adjacent parcel at 45 Ontario St. S. includes an additional garage structure and expands the overall frontage, enhancing the sites visibility, development efficiency, and value. Whether you're envisioning a vibrant



live-work concept, boutique retail-residential complex, or a multi-unit development, this contiguous parcel offers the space, zoning flexibility, and strategic location to bring your vision to life. Grand Bend continues to see strong growth, with increased demand for housing and services, and an increasingly business-friendly environment supported by streamlined permitting and community initiatives. Investors will appreciate the high-traffic location, strong local and seasonal foot traffic, and access to major transportation routes. (id:6289)

Essential Information

Listing #	X12051414
Price	\$1,975,000
Bathrooms	0.00
Square Footage	28,740
Acres	0.00
Type	Business

Community Information

Address	41 & 45 Ontario Street S
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	214 x 132 FT
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Listing Details

Listing Office	CHESTNUT PARK REAL ESTATE LIMITED
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