

\$1,100,000 - 314 8th Street E, Owen Sound

MLS® #X12072613

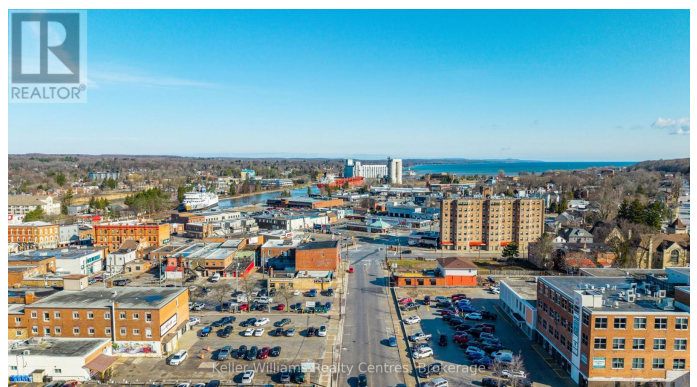
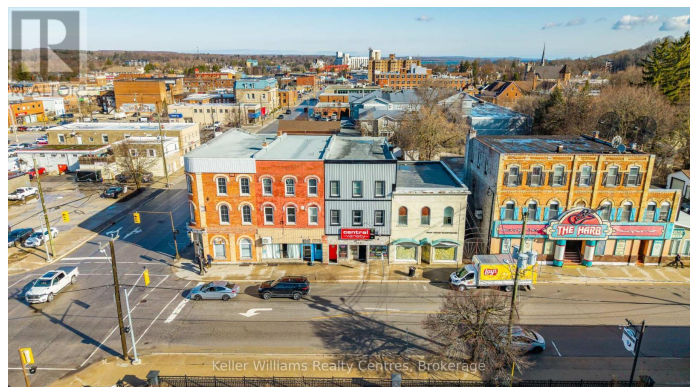
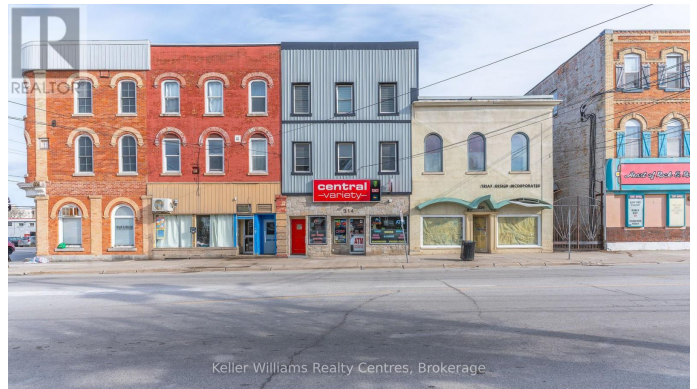
\$1,100,000

0 Bedroom, 6.00 Bathroom, 5,274 sqft

Business on 0.00 Acres

Owen Sound, Owen Sound, Ontario

Your money works harder in Owen Sound. Unlock the doors to immediate cash flow by owning the business AND the building with this turnkey, fully tenanted, mixed-use property in the heart of the Scenic City's revitalized downtown. Meticulously improved from top to bottom, this three-storey building generates a whopping \$668,000 in gross annual income (2024) offering immediate, diversified returns for savvy investors. The main floor is home to a high-performing convenience store with multiple income streams, including lottery sales, alcohol sales, ATM, Bitcoin terminal, and garage rental. Step into a turnkey retail operation with strong community presence, established customer base, and consistent foot traffic. Own the real estate beneath your feet and collect rent from four beautifully updated apartments, spanning 2,537 sq ft and all fully rented, raking in \$71,492 in gross annual income (2024). Tenants enjoy stylish interiors and upgraded finishes throughout, perfect for attracting premium market rents. Extensive improvements have been made to the building, including: full exterior facelift with steel siding and modern curb appeal, private, gated parking lot with automated electric access, updated mechanicals and finishes throughout. With a high-income profile, low vacancy risk, and prime location within Owen Sound's growing downtown district (the City just dumped \$2M into downtown infrastructure), this is a rare opportunity to secure a true plug-and-play asset in one of



Grey County's most strategic urban hubs.
Take over a successful business and
income-generating building in one move.
Whether you're expanding your portfolio or
entering the market with an eye for quality,
314 8th St E offers a proven income track
record and long-term upside. Private tours and
financials available to qualified buyers. Vendor
Take Back (VTB) considered. (id:6289)

Essential Information

Listing #	X12072613
Price	\$1,100,000
Bathrooms	6.00
Square Footage	5,274
Acres	0.00
Type	Business

Community Information

Address	314 8th Street E
Subdivision	Owen Sound
City	Owen Sound
Province	Ontario
Postal Code	N4K1L4

Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size
Parking Spaces	7

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

Exterior

Lot Description	23.25 x 169.67 FT
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Listing Details

Listing Office	Keller Williams Realty Centres
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Listing information last updated on October 16th, 2025 at 3:01pm EDT