

\$1,895,000 - 407-409 Main Street W, Grimsby (grimsby West)

MLS® #X12216600

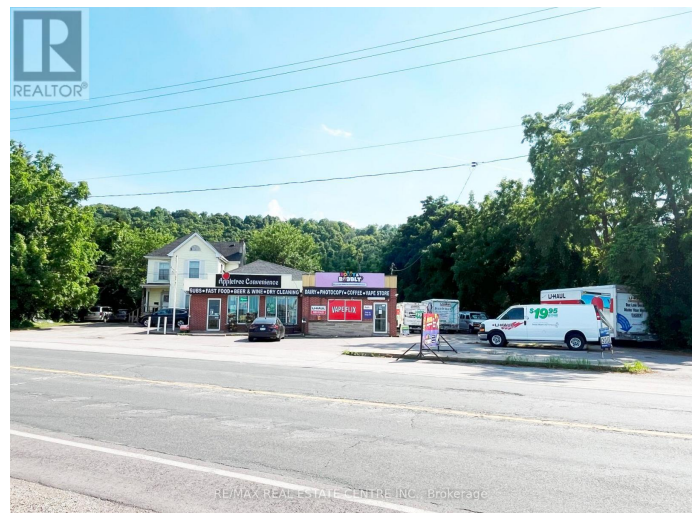
\$1,895,000

0 Bedroom, 0.00 Bathroom, 5 sqft

Agriculture on 5.10 Acres

541 - Grimsby West, Grimsby (grimsby West),
Ontario

Discover the potential of this rare 5.10-acre property, ideally positioned for developers, builders, and investors. Located in the thriving and scenic community of Grimsby, this high-visibility site offers a unique blend of commercial and residential zoning with a wide frontage of 171 feet. The property features two residential apartments and is currently home to a leased income-generating business. Buyers have the option to assume the existing lease for steady rental income or take advantage of the retail space to establish their own business. Currently, the property includes a commercial storefront and two residential units, all of which are leased. This presents an excellent opportunity for investors seeking steady rental income or for buyers interested in establishing their own business on the premises. The buyer also has the option to assume the existing tenancies. Strategically located near major amenities including the QEW, GO Station, shopping centres, Costco, and GO carpool facilities, this site offers seamless connectivity to both the Greater Toronto Area and the Niagara Region. Surrounded by a mix of residential, commercial, and retail, the property is ideal for a range of permitted uses including single dwellings, institutional use, home occupations and industries, bed and breakfast, showrooms, Farming, agriculture, offices and sales outlets,



conference centres, and religious institutions.
Whether you're seeking a strong income
property or a strategic location for your
business, this opportunity checks every box in
a rapidly growing community.VTB Available
\$750,000 (id:6289)

Essential Information

Listing #	X12216600
Price	\$1,895,000
Bathrooms	0.00
Square Footage	5
Acres	5.10
Type	Agriculture

Community Information

Address	407-409 Main Street W
Subdivision	541 - Grimsby West
City	Grimsby (grimsby West)
Province	Ontario
Postal Code	L3M1T1

Amenities

Amenities	Highway, Public Transit
Parking Spaces	10

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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