

# \$250,000 - 113-115 Montreal Road, Cornwall

MLS® #X12304474

**\$250,000**

0 Bedroom, 2.00 Bathroom, 1,384 sqft

Retail on 0.00 Acres

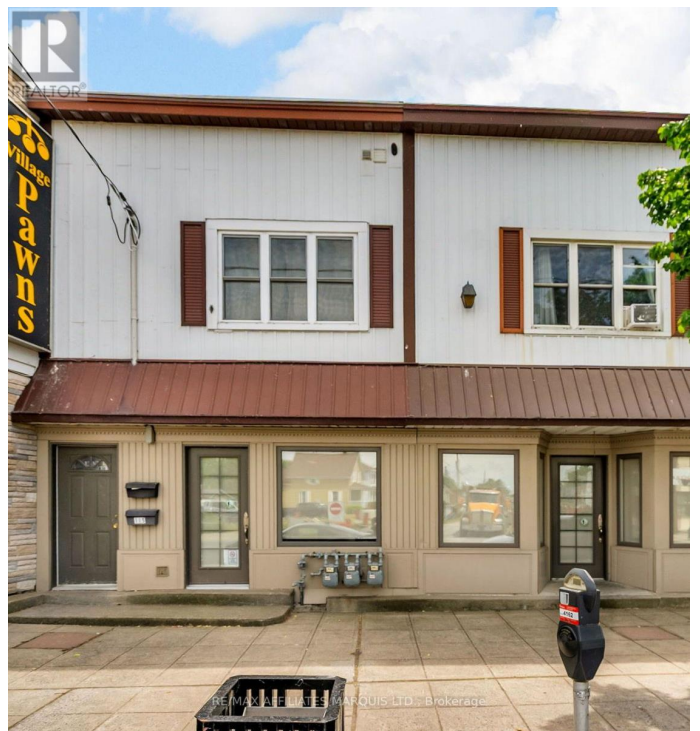
717 - Cornwall, Cornwall, Ontario

Welcome to 113-115 Montreal Road, the former home of a well-established, family-run business and a long-standing fixture in Cornwall's historic Le Village district. This well-maintained, visually appealing property offers 772 sq ft of main-level office space, featuring a large open area, private office, and a 2-piece bathroom ideal for professional or boutique use. Upstairs, you'll find a spacious 1-bedroom apartment (approx. 620 sq ft) complete with its own hot water tank and electric baseboard heating. The current long-term tenant has resided here for approximately four years and pays \$700/month plus utilities. Whether you're seeking to invest, reduce your commercial footprint, or establish a new business in a prime downtown location, this property presents excellent potential. The area offers high visibility, walkable amenities, and access to city incentive programs through the Heart of the City initiative. Please note: this building is currently open to the main level of 111 Montreal Road. While being sold separately, it could also be purchased in conjunction with 111 (arms-length) or easily converted back into two distinct units by reinstating a dividing wall. (id:6289)

## Essential Information

**Listing #** X12304474

**Price** \$250,000



|                |        |
|----------------|--------|
| Bathrooms      | 2.00   |
| Square Footage | 1,384  |
| Acres          | 0.00   |
| Type           | Retail |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 113-115 Montreal Road |
| Subdivision | 717 - Cornwall        |
| City        | Cornwall              |
| Province    | Ontario               |
| Postal Code | K6H1B2                |

### Interior

|         |                           |
|---------|---------------------------|
| Heating | Natural gas Forced air    |
| Cooling | Partially air conditioned |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Bldg=17.5 x 87.2 FT |
|-----------------|---------------------|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RE/MAX AFFILIATES MARQUIS LTD. |
|----------------|--------------------------------|



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Listing information last updated on October 27th, 2025 at 5:31pm EDT