

\$199,900 - 11502

Rocksprings Road,

Elizabethtown-Kitley

MLS® #X12337593

\$199,900

3 Bedroom, 1.00 Bathroom, 12,594 sqft
Retail on 0.00 Acres

811 - Elizabethtown Kitley (Old Kitley) Twp,
Elizabethtown-Kitley, Ontario

INCREDIBLE LIVE-WORK OPPORTUNITY WITH COMMERCIAL ZONING 11502 ROCKSPRINGS ROAD. Welcome to a one-of-a-kind property offering exceptional potential for entrepreneurs, artisans, hobbyists, or tradespeople. Located on a peaceful 0.21-acre corner lot, this charming turn-of-the-century 3-bedroom home boasts grandfathered commercial use making it perfect for those seeking a live-work lifestyle or a flexible business space. With over 2,000 sq. ft. of interior space, the main floor includes two large extensions and a bonus area with a rich history as a former corner store ideal for transforming into a studio, retail space, workshop, or creative gallery. Step outside and discover an impressive array of outbuildings and storage solutions, including: A double car garage/workshop with a concrete floor A two-section shed with a one-stall stable (great for small animals or tool storage)A hobby-sized shed An attached wood storage building Whether you're a builder, artist, designer, or small business owner, this property offers the space and zoning flexibility you need to thrive. Vintage hardwood floors upstairs, cozy carpeted areas on the main level, and mature trees surrounding the property only add to its charm. Additional notes: Propane furnace under a rental contract Listing price reflects current condition and



incredible value. Unlock the possibilities at 11502 Rocksprings Road a rare chance to create your own inspired work-live space in a peaceful, rural setting with commercial potential. (id:6289)

Essential Information

Listing #	X12337593
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Square Footage	12,594
Acres	0.00
Type	Retail

Community Information

Address	11502 Rocksprings Road
Subdivision	811 - Elizabethtown Kitley (Old Kitley) Twp
City	Elizabethtown-Kitley
Province	Ontario
Postal Code	K0G1R0

Amenities

Parking Spaces	5
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Interior

Appliances	Water Heater
Cooling	None

Exterior

Lot Description	117.9 x 112.51 FT
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Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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Listing information last updated on November 1st, 2025 at 2:46pm EDT