

# \$339,900 - 117 Montreal Road, Cornwall

MLS® #X12360095

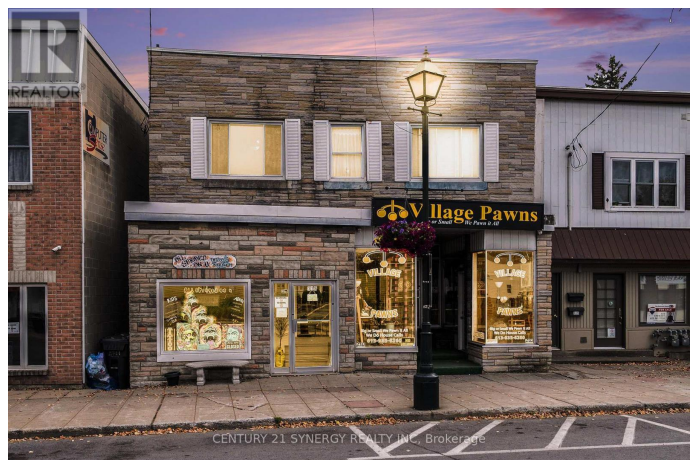
**\$339,900**

0 Bedroom, 0.00 Bathroom, 5,043 sqft

Retail on 0.00 Acres

717 - Cornwall, Cornwall, Ontario

Welcome to 117 Montreal Road, a versatile mixed-use property in the heart of Cornwall's bustling commercial district. This well-maintained building offers a rare opportunity for business owners and investors alike, combining excellent retail exposure along with a 3 bedroom upper level apartment. The main level offers 2 bright, open commercial spaces currently rented month to month offering great visibility along Montreal Road. The building has been fully reinforced and is extremely secure, ideal for a dispensary, jewellery store or pharmacy. The upper level boasts a spacious 3-bedroom apartment complete with a full kitchen, living area and private entrance. Ideal for an owner-occupier seeking live/work convenience or as a steady income-generating rental unit. Whether you're looking to establish your business in a prime location or add a strong asset to your investment portfolio, 117 Montreal Rd offers incredible value in one of Cornwall's most visible corridors. Contact listing agent for a full cost analysis. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12360095 |
| Price          | \$339,900 |
| Bathrooms      | 0.00      |
| Square Footage | 5,043     |
| Acres          | 0.00      |

Type                      Retail

## Community Information

Address                      117 Montreal Road  
Subdivision                  717 - Cornwall  
City                            Cornwall  
Province                      Ontario  
Postal Code                  K6H1B2

## Interior

Heating                      Natural gas Hot water radiator heat  
Cooling                      Partially air conditioned

## Exterior

Lot Description              Bldg=31.8 x 90 Acre

## Listing Details

Listing Office                  CENTURY 21 SYNERGY REALTY INC



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