

# \$225,000 - 44 Stewart Boulevard, Brockville

MLS® #X12375398

**\$225,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 87.90 Acres

810 - Brockville, Brockville, Ontario

Attention Cash Buyers & Investors. Unique opportunity: this property is listed as having commercial designation on Geo Warehouse (buyer to confirm zoning and permitted uses with the city), but it's currently zoned R2 on the city's zoning map. The lot size and location make this a strong candidate for redevelopment or holding. Previously home to Baker Electronics, the property now features a 2-bedroom, 1-bathroom house with a tenant in place. Buyer must assume the tenant. Serious inquiries only. Be sure to check out the 3d tour, 24 hours notice for all showings and grass has been virtually enhanced. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12375398     |
| Price     | \$225,000     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 87.90         |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 44 Stewart Boulevard |
| Subdivision | 810 - Brockville     |
| City        | Brockville           |
| Province    | Ontario              |
| Postal Code | K6V4W1               |

## Amenities

|                |                    |
|----------------|--------------------|
| Features       | Irregular lot size |
| Parking Spaces | 6                  |
| Parking        | No Garage          |

## Interior

|              |        |
|--------------|--------|
| Heating      | Other  |
| Cooling      | None   |
| Fireplace    | Yes    |
| Fireplaces   | Pellet |
| # of Stories | 2      |
| Has Basement | Yes    |

## Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Aluminum siding |
| Foundation | Stone           |

## Listing Details

Listing Office RE/MAX HOMETOWN REALTY INC



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