

\$1,699,900 - 244 West Street, Port Colborne (sugarloaf)

MLS® #X12414351

\$1,699,900

3 Bedroom, 1.00 Bathroom, 5,500 sqft

Retail on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf), Ontario

Port Colborne's hidden gem has arrived - welcome to 244 West St! This perfectly restored mixed use building offers 3 occupied commercial units on the main level with a stunning 2720 sq ft residential unit above. Enjoy steady income from the main level while you live the good life upstairs. Meticulously restored & renovated, the 2nd level living space can only be described as a masterpiece. Bright and airy spaces at every turn, soaring ceilings, luxury fixtures, carefully curated wood, metal, tile and glass accents throughout - the attention to detail and focus on character in this design is unparalleled. The main living area offers a spacious great room with dining area, separate bar/conversation nook, a state of the art kitchen with stainless steel appliances & Quartz counters and a separate walk in pantry with custom cabinetry. The primary suite provides a spacious bedroom, walk-in closet with laundry & a workspace and an ensuite bathroom that your favourite spa would be jealous of. 2 additional bedrooms and a full bathroom provide a perfect place for your guests to rest and re-energize after spending the day exploring the best Niagara has to offer. At approximately 800 sq ft - the roof top deck offers the best view of Liftbridge 21, the Welland Canal and Lake Erie the City has to offer - imagine ending the day with your favourite beverage as stunning yachts and cruise ships pass by under the sunset. A motorized retractable



awning makes it so you can enjoy the view no matter what the weather is up to. Now's your chance to be a part of Port Colborne's vibrant waterfront community that is filled with amazing shops, restaurants, festivals and culture. Literally steps from the Welland Canal. Looking for the perfect Air BnB/income property - look no further! Turn key and ready to become your favourite piece of Niagara. VTB available for qualified buyers. Don't let this be the one that got away! (id:6289)

Essential Information

Listing #	X12414351
Price	\$1,699,900
Bedrooms	3
Bathrooms	1.00
Square Footage	5,500
Acres	0.00
Type	Retail

Community Information

Address	244 West Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K4E4

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=34 x 80 FT ; Corner Lot
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Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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