

\$849,900 - 4 Bartlett Drive, Seguin

MLS® #X12433716

\$849,900

0 Bedroom, 0.00 Bathroom, 2,700 sqft

Office on 1.78 Acres

Seguin, Seguin, Ontario

Discover a unique commercial compound on Oastler Park Drive, conveniently situated in Seguin, Ontario and five minutes south of Parry Sound. This property features a modern office building alongside a well-equipped industrial-style detached shop, making it an excellent investment for a variety of business applications. Office Building: 1,100 sq. ft. This contemporary office space provides a professional environment perfect for any business operation. Key features include: Welcoming Reception/Waiting Area: Create a great first impression for clients and visitors. Boardroom/Lunchroom: A functional space for meetings and team lunches. Four Formal Offices: Includes one spacious office suited for managers or executives and two offices come equipped with their own private balconies. There is a two-piece washroom and ample parking for clients and staff. Additionally, the office has a history as a residential home, offering potential for conversion back to a house if desired. 40' X 40' (1,600 sq. ft.) Industrial Style Detached Shop: Built in 2022. Three Overhead Doors: Including one 14' x 10' door and two 12' x 10' doors for easy access to the workspace. Vaulted Ceilings: Creating a spacious working environment. Natural gas-fired in-floor radiant heat. Large Gravel Parking/Yard Area with two driveways. The property benefits from excellent exposure as Oastler Park Drive was formerly Highway 69, attracting significant traffic. A very large legal non-conforming road sign is included, ideal for



business advertising and enhancing visibility to potential customers. This commercial compound offers incredible versatility, making it a prime location for businesses looking to thrive in Seguin. (id:6289)

Essential Information

Listing #	X12433716
Price	\$849,900
Bathrooms	0.00
Square Footage	2,700
Acres	1.78
Type	Office

Community Information

Address	4 Bartlett Drive
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A2W8

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	Century 21 Granite Properties Ltd.
----------------	------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 29th, 2025 at 7:16am EDT