

# \$2,899,900 - 189-193 High Street, Saugeen Shores

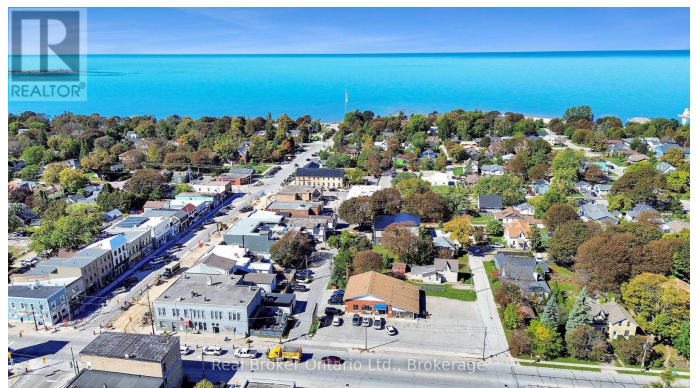
MLS® #X12438829

**\$2,899,900**

0 Bedroom, 0.00 Bathroom, 6,353 sqft  
Industrial on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Exceptional investment opportunity at 189-193 High Street in the heart of Southampton. Offered together as one package, these two fully renovated buildings feature high-end finishes and a mix of commercial and residential units, all fully tenanted for immediate income and positioned to perform as a strong investment for years to come. Just steps from Southampton Beach and approximately a 20-minute drive to Bruce Power, this property combines a prime location with long-term stability. At 189 High Street, the main level offers a commercial unit with two updated residential apartments above, while 193 High Street includes a commercial space, a main floor residential unit, and two additional residential suites upstairs. The residential mix features versatile layouts - including two-bedroom units, one-bedroom suites, and a one-bedroom plus den, appealing to a wide range of tenants. Each unit has been thoughtfully modernized with premium finishes and benefits from dedicated parking. With prominent main street exposure, strong tenant demand, and proximity to beaches, shops, and restaurants, this property represents a rare turn-key opportunity to secure a high-quality income-generating asset in one of Ontario's most desirable communities. Rent roll, financials and additional photos are available upon request. For buyers seeking additional scale, 174 High Street is also available for purchase, creating the potential to assemble a truly premier investment portfolio in



Essential Information

|                |             |
|----------------|-------------|
| Listing #      | X12438829   |
| Price          | \$2,899,900 |
| Bathrooms      | 0.00        |
| Square Footage | 6,353       |
| Acres          | 0.00        |
| Type           | Industrial  |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 189-193 High Street |
| Subdivision | Saugeen Shores      |
| City        | Saugeen Shores      |
| Province    | Ontario             |
| Postal Code | N0H2L0              |

Interior

|         |                        |
|---------|------------------------|
| Heating | Natural gas Forced air |
| Cooling | Fully air conditioned  |

Exterior

|                 |                  |
|-----------------|------------------|
| Lot Description | Bldg=25 x 100 FT |
|-----------------|------------------|

Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Real Broker Ontario Ltd. |
|----------------|--------------------------|



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