

\$1,299,900 - 204369 County Rd 109, Amaranth

MLS® #X12458239

\$1,299,900

0 Bedroom, 0.00 Bathroom, 5,037 sqft

Retail on 1.01 Acres

Rural Amaranth, Amaranth, Ontario

Outstanding Investment Opportunity Just 5 Minutes from Orangeville! This prime 1.01 acre corner property with C2 Highway Commercial zoning offers exceptional income potential with an estimated potential 10% cap rate if tenanted at estimated market rents and offers a diverse array of potential permitted uses. Ideal for investors or owner/operators seeking cash flow & versatility. The property features two self-contained 2-bedroom apartments with 1 washroom each, providing rental income or convenient on-site living. Auto mechanic garage includes 2 bays, office, washroom, and optional equipment available (2 hoists, wheel alignment machine, air compressor, some tools etc.). Restaurant with kitchen, dining area & 2 washrooms offers opportunity for an additional income stream or owner-use potential. 2 septic systems & drilled well. C2 Zoning can permit multiple possible uses depending on Town approval such as vehicle repair, gas bar, restaurant, retail, office, greenhouse, storage facility, hotel/ motel, or recreation. A Clean Phase 2 Environmental Report (2017) is available. This is a rare chance to own a versatile, income-generating property in a high-traffic location. Don't miss this opportunity! (id:6289)



Essential Information

Listing # X12458239

Price \$1,299,900

Bathrooms	0.00
Square Footage	5,037
Acres	1.01
Type	Retail

Community Information

Address	204369 County Rd 109
Subdivision	Rural Amaranth
City	Amaranth
Province	Ontario
Postal Code	L9W0T5

Amenities

Features	Irregular lot size
Parking Spaces	10

Interior

Heating	Natural gas Forced air
Cooling	None

Listing Details

Listing Office	EXIT REALTY HARE (PEEL)
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