

\$995,000 - 925 & 927 2nd Avenue E, Owen Sound

MLS® #X12477080

\$995,000

0 Bedroom, 0.00 Bathroom, 9,458 sqft

Retail on 0.00 Acres

Owen Sound, Owen Sound, Ontario

Prime Mixed-Use Investment Opportunity!

Discover exceptional potential with this well-maintained commercial/residential property offering over 9,400 sq. ft. of total space. Located in a high-visibility area, this solid building includes two commercial units (each approx. 2,300 sq. ft.) and four residential apartments - ideal for investors or owner-operators seeking income stability and flexibility. Each commercial unit features gas heat, with Unit #925 boasting a brand-new gas furnace (installed May 2025). A 430 sq. ft. rear main floor storage area adds further versatility.. The upper levels include three spacious 2-bedroom apartments (approx. 900-950 sq. ft. each), all with separate electrical heat paid by tenants, plus a partially completed rear 1-bedroom apartment (approx. 600 sq. ft.) featuring a roughed-in bath, a new water heater, new roof, and four new windows. Both commercial units offer flexible layouts and can be subdivided, making it possible to create up to 8 individual units. For example, #925 could be easily divided into two commercial spaces (front 1,400 sq. ft. and rear 900 sq. ft.) with the addition of a 2-piece bath and partition wall. Additional highlights include 3 parking spaces, excellent street exposure, and strong income potential. Whether you're expanding your portfolio or looking for a space to operate your business with rental income above, this property delivers versatility, functionality, and opportunity in one package. (id:6289)



Essential Information

Listing #	X12477080
Price	\$995,000
Bathrooms	0.00
Square Footage	9,458
Acres	0.00
Type	Retail

Community Information

Address	925 & 927 2nd Avenue E
Subdivision	Owen Sound
City	Owen Sound
Province	Ontario
Postal Code	N4K2H5

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=41.24 x 169.31 FT
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Listing Details

Listing Office	Royal LePage RCR Realty
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