

\$599,900 - 79 River Road, Lambton Shores (grand Bend)

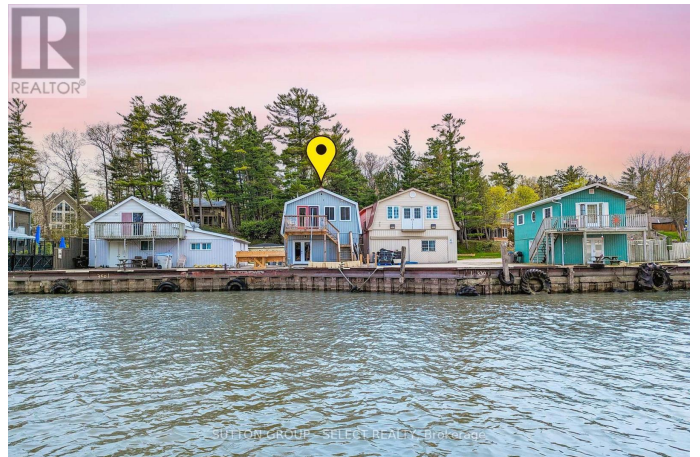
MLS® #X12477776

\$599,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.04 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

2 BEDROOM RIVERFRONT CHARMER AT GRAND BEND MARINA | 180 METERS / 1.5 MIN WALK TO GRAND BEND'S FOREVER SANDY SOUTH BEACH & LAKE HURON | STELLAR VIEWS OF LAKE & SUNSETS | MASSIVE RENTAL POTENTIAL AS 2 SEPARATE UNITS: This former residential apartment above a fishing outlet now converted to a 2 bed 1 bath Apartment with newly renovated main floor commercial space ready for occupancy. it's a 4 season gem that has the potential to be a rental income monster, especially considering the price point. For a change, this is a value-driven real estate offering where the location-based characteristics exceed every other offering even close to this price range. Hands down, the value meter is at 11 with this 2014-built metal clad 1500 square foot building, in fantastic condition, now fully winterized, and with a low maintenance full concrete property & picturesque portrait worthy view of the lake & sunsets that are better than those seen at some lakefront properties sold in this area! Come out & collect those multi-million-dollar panoramas & big Airbnb income without having to pay anywhere near the prices of properties that offer similar views & income potential. Plus, you'll be just steps to fantastic amenities such as the Cottage Cafe, White Caps, and our local Art Gallery and boat



launch. Speaking of boats, the ample parking on site provides lots of room to park your boat or jet skis when they aren't docked right at your property. PUBLIC dock space at the property has been available more often than not for the current owner, but this is NOT owned, and dock space is not guaranteed as part of this listing. Offers any time. Priced below market value. Appliances and furnishings included. (id:6289)

Essential Information

Listing #	X12477776
Price	\$599,900
Bathrooms	0.00
Acres	0.04
Type	Retail

Community Information

Address	79 River Road
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Amenities

Features	Irregular lot size
Parking Spaces	4

Interior

Cooling	Fully air conditioned
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Listing Details

Listing Office	SUTTON GROUP - SELECT REALTY
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