

\$3,100,000 - 47 Ontario Street N, Lambton Shores (grand Bend)

MLS® #X12481199

\$3,100,000

0 Bedroom, 0.00 Bathroom, 1 sqft

Business on 0.68 Acres

Grand Bend, Lambton Shores (grand Bend),
Ontario

Positioned in the heart of Grand Bend, this mixed-use property presents a rare opportunity to acquire a versatile income-producing asset in one of Southwestern Ontario's most desirable beach towns. The site features a strong mix of income streams, including two commercial units, eight residential apartments, and a series of self-storage units, each contributing to a balanced and dependable revenue profile. Set in a prime, high-visibility location within walking distance to the beach, shops, and amenities, this property benefits from both steady local demand and the area's expanding year-round population. The residential units are well-sized and functional, while the commercial spaces cater to a variety of retail or service-based tenants. The self-storage component adds a low-maintenance income layer and further diversifies the property's cashflow. With Grand Bend continuing to see strong growth in tourism, residential development, and local business activity, this asset is strategically positioned for long-term appreciation. Well-maintained and efficiently operated, it's a compelling option for investors seeking stability, income diversity, and upside in a thriving lakeside community. Located on the shores of Lake Huron, Grand Bend is a highly regarded and fast-growing community within Lambton Shores, recognized for its strong



tourism economy and expanding year-round population base. Long established as one of Ontario's premier beach destinations, Grand Bend has evolved into a balanced local market with stable residential demand and a diverse commercial environment that supports hospitality, retail, and professional services.
(id:6289)

Essential Information

Listing #	X12481199
Price	\$3,100,000
Bathrooms	0.00
Square Footage	1
Acres	0.68
Type	Business

Community Information

Address	47 Ontario Street N
Subdivision	Grand Bend
City	Lambton Shores (grand Bend)
Province	Ontario
Postal Code	N0M1T0

Interior

Heating	No heat
Cooling	Fully air conditioned

Listing Details

Listing Office	PRIME REAL ESTATE BROKERAGE
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