

# \$749,900 - 255 Kent Street W, Kawartha Lakes (lindsay)

MLS® #X12481283

**\$749,900**

0 Bedroom, 3.00 Bathroom, 1,987 sqft

Office on 0.28 Acres

Lindsay, Kawartha Lakes (lindsay), Ontario

Welcome to this versatile mixed-use Building (MRC Zoning) with modern finishes and exceptional visibility, offering a unique opportunity for business owners, investors, or live-work entrepreneurs looking for an office space or studio. The main level is thoughtfully designed with a warm and inviting reception area, complete with a stylish 2-piece bath and convenient wet bar. Two private office spaces provide quiet, focused work environments, while the spacious, open-concept area is ideal for team collaboration or client meetings. With double doors, this versatile space can also serve as additional private offices if needed. Downstairs, the finished basement includes a full 4-piece bathroom and a flexible area that's ideal as a staff lunchroom, storage space, or bonus workspace. Upstairs, discover an oversized 1-bedroom, 1-bath apartment. With its own private entrance, this self-contained unit boasts a spacious living area, in-suite laundry, a fabulous finished loft space and separate hydro meter. One gas/water meter for whole building. Additional highlights include wheelchair-accessible rear entry, ample client parking, and a professional yet welcoming atmosphere throughout. Don't miss this rare opportunity to own a stylish, multi-functional property that's as practical as it is impressive. (id:6289)



## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | X12481283 |
| Price          | \$749,900 |
| Bathrooms      | 3.00      |
| Square Footage | 1,987     |
| Acres          | 0.28      |
| Type           | Office    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 255 Kent Street W        |
| Subdivision | Lindsay                  |
| City        | Kawartha Lakes (lindsay) |
| Province    | Ontario                  |
| Postal Code | K9V2Z4                   |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Public Transit, Recreation |
| Parking Spaces | 8                          |

### Interior

|            |                                     |
|------------|-------------------------------------|
| Appliances | Dryer, Washer                       |
| Heating    | Natural gas Hot water radiator heat |
| Cooling    | Partially air conditioned           |

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | AFFINITY GROUP PINNACLE REALTY LTD. |
|----------------|-------------------------------------|



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