

\$639,000 - 671 GODERICH Street

Listing ID: 40506620

\$639,000

, 2600

Other

671 GODERICH Street, Port Elgin, Ontario,
N0H2C0

OPPORTUNITIES GALORE! This exceptional property offers an exciting blend of commercial space and a beautifully renovated apartment, making it a rare find in the local real estate market. Commercial Space Highlights: Approx. 1600 sqft of Retail Space; Former location was operating as an outstanding café with Breakfast and Lunch Options; with an available Well-Equipped Commercial Kitchen Ready for Your culinary creations; Two Bathrooms on the Main Level, Including an Accessible Bathroom. Imagine the endless possibilities for your business in this spacious, well-designed commercial area. Residential Space Highlights: 2 Bedrooms Plus Den on the Upper Level; Thoughtfully Renovated with Modern Finishes; Updated Kitchen and Bathroom for Contemporary Living; Rooftop Terrace Area for Relaxation and Outdoor Enjoyment. This upper-level apartment offers not only comfort but also style. With two bedrooms, a den (currently used as a 3rd bedroom), and a rooftop terrace, it provides a perfect living space for you and your family. Enjoy the convenience of living just above your business, creating a healthy work-life balance in the heart of the community. Location: Centrally located in the downtown, this property benefits from

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high foot traffic and excellent visibility. Surrounding businesses, shops, and amenities create a vibrant atmosphere, ensuring your commercial venture will thrive. Don't miss this fantastic opportunity to own a versatile property that combines commercial success with comfortable living spaces. Whether you're an aspiring restaurateur, entrepreneur, or investor, this listing has the potential to fulfill your dreams. Full transparency in the offer process. Ask for details. (id:50245)

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