

\$860,000 - 4174 COUNTY RD 124 Road

Listing ID: 40545713

\$860,000

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Office

4174 COUNTY RD 124 Road, Nottawa,
Ontario, L0M1P0

Mixed Commercial Property in the Village of Nottawa – minutes South of Collingwood on a high-traffic road offering great exposure. The property is commercially zoned (C1), allowing many potential uses, with approximately 2,000 sq ft allowing for ample opportunity for retail, office/professional OR live/work space. The first floor comprises three commercial units, two front-facing and a third in the back. Two of the three are currently occupied. The main floor retail space is sizable with generous storage space for inventory and two change rooms for customers. The three units on the main level could potentially be converted into one large space if desired. The second floor is a spacious 1,700 sq ft, 2-bedroom apartment filled with natural light, with a separate and secure entry, gas fireplace, wood-clad ceilings, full eat-in kitchen/dining room and back deck with yard access. The large lot and backyard present the potential for creating additional seasonal outdoor space for various occasions and reasons. There are six parking spaces in front of the building and free parking on the road, with plenty of room for signage on the front of the building. There have been several recent updates to the property: a new septic system and new

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gutters in 2023, to name a few. This is an ideal investment property or live/workspace on the busy and growing County Rd. 124 and gateway to Collingwood and the Georgian Bay (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood), Brokerage