

# **\$535,000 - 1325 2ND Avenue E**

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## **Listing ID: 40550957**

**\$535,000**

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Retail

1325 2ND Avenue E, Owen Sound,  
Ontario, N4K2J5

### **COMMERCIAL BUILDING + A HOME!**

Introducing an exceptional freestanding commercial building offering 1,861 sq ft of features and facilities, making it an ideal space for various business endeavors. The building features a spacious front entrance showcasing a welcoming showroom and reception desk, a work shop, small kitchenette, bathroom, ample storage space, two versatile office spaces, a utility room, 10 ft ceilings, flat roof and LED lights throughout. An addition was done in 1997 to expand the space. This property also provides the convenience of six designated parking spaces right on the premises as well as a convenient 267 sq ft attached garage with new door. The reception desk is already in place, streamlining your business operations from day one. Ample storage space is available throughout the building, providing you with the capacity to store equipment, supplies, or inventory without cluttering your main working areas. Located near other businesses off one of main streets in Owen Sound. Included in the sale is a 2 storey home located on the lot. Don't miss the opportunity to acquire this prime commercial space that combines convenience, functionality and potential, all in one property. Please reach out for

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additional information. (id:50245)

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Listing Office:Royal LePage Locations North (Collingwood Unit B) Brokerage