

# \$1,150,000 - 71 VICTORIA Street W

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## Listing ID: 40572332

**\$1,150,000**

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Office

71 VICTORIA Street W, Alliston, Ontario,  
L9R1T9

Designed by LINEVISION Architects!

Introducing a fantastic opportunity to own a completely renovated, modern, 2-storey stand-alone office/studio building in the heart of downtown Alliston! This prominent downtown location offers excellent visibility on Victoria Street, benefiting from high volume foot traffic and close to everything downtown has to offer. Alliston is one of Canada's fastest growing communities with a vibrant and dynamic business and arts community and an urban and rural feel. With the town being ripe for business to thrive, this building has amazing investment opportunities and multiple options for use. Everything has been re-done by Architects with the utmost attention to building detail, the finest quality products used for both interior and exterior -new energy efficient, custom-made Spanish cedar windows and a super tall eye-catching front door offer great curb appeal on the main street. The existing stone foundation in areas, along with exposed brick, clean lines, high ceiling, great lighting creates a funky feel that could accommodate a variety of options for business use. There are 2 bathrooms, a second-floor kitchenette, and ducting built in to provide the option of a third story addition. The ground floor

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barrier free washroom (the building's sole addition) meets all Ontario Building code rules for barrier free design (grab bars, handicapped toilet and sink, etc.). New electrical, new mechanical, the list goes on..... (id:50245)

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Listing Office: Sotheby's International Realty Canada, Brokerage (Collingwood)