

# \$975,000 - 6 ASHFIELD-HURON Road

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## Listing ID: 40605360

**\$975,000**

, 0.85 acres

Other

6 ASHFIELD-HURON Road, Kincardine,  
Ontario, N2Z2X3

Welcome to 6 Ashfield-Huron, Kincardine – a prime commercial property offering a unique blend of versatility, space, and strategic location. Situated at a bustling main crossroads, this 0.852-acre property is ideal for entrepreneurs, investors, and business owners seeking a dynamic and well-located commercial space. Warehouse: Spanning 1,500 sq ft, this spacious warehouse is perfect for storage, manufacturing, or distribution. With ample room for equipment, inventory, and operations, it provides the flexibility needed for various business activities. Detached Garage: The 500 sq ft detached garage offers additional storage space or can be utilized for small parking, workshops, or supplementary business needs. Storefront: At 1,600 sq ft, the prominent storefront boasts excellent visibility and accessibility, making it perfect for retail, office space, or a restaurant. Its strategic location at the crossroads ensures a high footfall and great exposure for your business. Apartment: A 600 sq ft, 1-bedroom apartment adds a residential component to the property. Ideal for owner-occupiers, on-site managers, or rental income, the apartment features a comfortable living area, kitchen, bedroom, and bathroom. Location: Positioned on a

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main hwy coming into Kincardine, this property benefits from excellent transport links and high visibility. It's easily accessible from major routes, ensuring convenience for customers, clients, and suppliers. Whether you're looking to expand your business operations, establish a new retail presence, or invest in a versatile commercial property, 6 Ashfield-Huron offers endless potential. Don't miss this rare opportunity to own a prime piece of real estate. Contact today to schedule a viewing and explore the endless possibilities this exceptional property has to offer.

**\*\*BUILDINGS & LAND ONLY -  
BUSINESS NOT FOR SALE\*\* (id:50245)**

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