

\$1,420,000 - 653 RIVER Road W

Listing ID: 40619302

\$1,420,000

7 Bedrooms, 4 Bathrooms, 1900

Multi-family

653 RIVER Road W, Wasaga Beach,
Ontario, L9Z2P2

EXCEPTIONAL MULTI-RESIDENTIAL OPPORTUNITY IN WASAGA BEACH

Welcome to #653 River Road West and #317 Zoo Park Road, an unique multi-residential property with the perfect blend of commercial opportunity and residential comfort. This versatile property features a spacious 3 plus bedroom detached home with 2 baths, kitchen, living rooms and a full basement. This home has 3 separate entrances, into what could easily be converted into separate living quarters, perfect for an owner, occupier or rental income. The private side-suite is currently used as a home-based business. This detached home is fenced and gated with private parking. The oversized garage boasts double bay doors, offering potential for extra parking, workshop, storage or a home business. The exterior outdoor paved drive is suitable for 10 car parking spaces. Located at #317 Zoo Park Road is an additional duplex that currently features 2 separate apartment units/suites. (Each with 2 bedrooms, 1 bath, kitchen, eat-in and living rooms.) The lower level front is currently being used as a Holistic home based retail storefront. The duplex has an additional single car garage and a Bunkie. The duplex provides excellent rental income potential or

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multi-generational or multi-family living.

The property is an anchor corner situate in the Downtown Gateway 2, Commercial district of Wasaga Beach. Possible potential severance. This remarkable property is within walking distance to many amenities including: Stores, restaurants, new library, new twin pad arena, new high school, public transit and the beach. (Also listed Commercial MLS #40619308) (id:50245)

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Listing Office:RE/MAX By the Bay Brokerage (Unit B)