

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

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## Listing ID: 40619308

**\$1,420,000**

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Office

653 RIVER Road W, Wasaga Beach,  
Ontario, L9Z2P2

PRIME INVESTMENT OPPORTUNITY awaits at this unique commercial property in the heart of Wasaga Beach. Strategically located at an anchor corner, situate in the Downtown Gateway 2, Commercial district of Wasaga Beach, it combines both residential & commercial elements. This property boasts high visibility and steady foot traffic, with loads of income generating potential. Embrace the potential of running your business alongside the convenience of living on site or simply buy to invest and collect your rent. The detached home located at #653 River Road West has 3 separate entrances into the home with private parking, fencing and is gated. 3 plus bedrooms, 2 baths, 2 living rooms, 1 kitchen, shared common areas. The side suite is currently run as a Holistic Business but could easily be converted to a private suite, Airbnb or remain as a home business. Detached double car garage with bay doors and with multifunctional uses. It is currently used as a woodworking business. Paved parking will accommodate extra vehicles comfortably. This property also features an income-producing duplex, located at #317 Zoo Park Road with its own garage and Bunkie. This duplex offers two separate units (each with 2 bedrooms, 1 bath, kitchen

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w eat-in, living room). The main level is currently used as a Holistic homebased retail storefront. Private yard. This property is a perfect blend of versatility and income generating potential. Own an anchor, own a corner, capitalize on the booming market in Wasaga Beach. (id:50245)

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