



**117 EAST ROAD,
Northern Bruce Peninsula**

GARY TAYLOR, Broker
gary@garytaylor.ca | 519-378-4663

**CHESTNUT
PARK™**
REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

MULTIPLE USE PROPERTY



Lots of possibilities with this unique property that has commercial, industrial and residential zoning. The 2.5 acre property features a 12,000+ square foot shop complete with 4 large doors, cement flooring, office and washroom space and a useable secondary level.

The raised all brick bungalow features 1850 sq. ft. on each level which could be a secondary residence or ideal for a large family. The power source is 400 amp, with 2- 200amp service to each building.

There is 2 septic systems and 2 wells, one for each building as well. Both home and shop have had recently replaced 45 year shingled roof systems put on in the past 4 years. Enjoy the surrounding maple trees and bush area and private backyard for those outdoor firepit gatherings.

This is an ideal property for the small business, self employed at home person. Call today to schedule your viewing of this special opportunity.



GARY TAYLOR

Broker

519-378-4663 - Direct

519-534-5757 - Office

gary@garytaylor.ca