



396 14TH STREET WEST, OWEN SOUND

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**CHESTNUT
PARK**
REAL ESTATE LIMITED, BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

RIVERFRONT COMMERCIAL BUILDING



Solid commercial building along the Pottawatomi River in Owen Sound at the corner of 14th Street West and 4th Avenue West. This fully sprinklered non-combustible building with over 15,600 sq. ft. of leasable space currently houses a local food delivery business, some warehouse and recreational tenants and has room for additional units of your choice or conversion to residential. The C4 Arterial Commercial zoning allows for a wide range of uses. 4 new roof top heat/cool units installed in 2020 along with numerous other improvements and the property has a parking agreement in place for an additional 24 spaces with the neighbouring owner. Ceiling heights are 13' throughout with a portion of the building previously used as a cooler having 20' ceilings. This is an excellent opportunity to get into the rapidly growing commercial real estate market in Owen Sound at a reasonable price.



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