



## 651 BERFORD STREET, WIARTON

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**CHESTNUT  
PARK**  
REAL ESTATE LIMITED, BROKERAGE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# WIARTON INCOME PROPERTY



Prime waterview income property situated in the Town of Wiarton, gateway to the Bruce Peninsula. Building located on the main street and downtown area, close to public dock and beach, yacht club, park, and retail shopping district. Large commercial leasable space for retail or already set up for restaurant with large kitchen area. Leads out to massive 1400 square foot roof top patio overlooking Colpoy's Bay and Wiarton marina in the near distance. Two furnished one bedroom residential units also great for short term Airbnb rentals or long term tenants. Owners suite consists of 1300 sq' 3 bedroom, 1 bathroom, den or office space. Spacious kitchen & dining area, large living room with patio doors leading to your backyard oasis. Patio, lounging deck with hot tub, pergola, gardens with landscape pond, storage shed and completely fenced for your furry friend. What a better way to unwind after operating your business at the same location! 3 dedicated parking spaces for each living space. Loads of street parking for customers waiting for your new Downtown Wiarton business! New utility services being installed through downtown core only enhancing this already fantastic location. Book your viewing today!



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