



975 2ND AVENUE EAST OWEN SOUND

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Opportunity is Knocking for Investors! A well located and maintained multi use commercial and residential C1 zoned building in downtown Owen Sound. Main floor @ 2,400 sq ft commercial space with a bright and spacious street entrance, wood floors, separate washroom and rear door. A new commercial tenant just signed for a three-year lease. In addition, via a separate street entrance, there are 13 residential "1 room" units situated between floors 2 and 3 with shared bathrooms and kitchen. Plus one additional 2-bedroom apartment on floor 2. Building comes with five (5) private parking spaces at the rear of the building. Plenty of additional public parking spaces located in the front & rear of the building. All municipal services. Newer "asphalt roll roofing" roof in 2021. Favourable high traffic location with marked visibility in the most desirable section of the downtown core! Great time to be involved in the revitalization of the River District in Owen Sound!



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