



## 242 SIMCOE STREET, COLLINGWOOD

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**CHESTNUT  
PARK**<sup>TM</sup>  
REAL ESTATE LIMITED, BROKERAGE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

# DUPLEX INVESTMENT OPPORTUNITY



Walk downtown Collingwood from this 2 storey property currently tenanted in both units. Spacious main floor unit combines Living Room, Dining Nook/Computer or Office space & Kitchen. Foyer/Mudroom. 2 Beds & 3PC Bath. Private use of the back yard. Upper level unit has it's own separate entrance to the side of the property with a Foyer/Mudroom & consists of Living/Dining/Kitchen & 1 Bed plus spacious 3PC Bathroom. Private use of the side garden, oversized deck & storage shed. Parking to the side of the property for 2 cars. Walk to the Lake/Sunset Point just down the road to Niagara St & across the Pretty River Parkway. Walk to Sobey's, the harbour/Collingwood Terminals & Millennium Park. Or just a very short walk to The Station Museum where the well known "Jazz in the Park" usually takes place each week throughout Summer months. Make this your investment property or your full time family home in this stunning 4 Season Recreation playground.

## VANESSA BURGESS-MASON

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