

\$2,375,000 - 160 FIRST Street

Listing ID: 40334082

\$2,375,000

Other

160 FIRST Street, Collingwood, Ontario,
L9Y1A7

PRIME COMMERCIAL BUILDING & LAND/POTENTIAL REDEVELOPMENT PARCEL!!! This high traffic corner location in the heart of Collingwood offers optimal commercial frontage on First Street with traffic counts of approximately 25,000/daily on First Street*. The updated ground floor commercial space wrapped in glass offers 1500 square feet of space with one two-piece bathroom. On the second floor you'll find two separate apartments approximately 750 square feet a piece. Each apartment consists of two bedrooms plus den, two full bathrooms, in suite laundry and a gas fireplace. All 3 spaces have their own HVAC systems and are separately metered. C-4 mixed use commercial zoning provides a wide range of commercial redevelopment opportunities. Directly adjacent ground floor commercial at 162 First Street also listed FOR SALE under MLS 40334084 & must be purchased in conjunction with this property. As well a combined commercial zoned parcel consisting of buildings and land at 170,172,180 First Street also listed FOR SALE under MLS 40334085. Combining all properties would provide just under 200'0 feet prime high visibility frontage on First Street. All properties are currently tenanted and producing income while planning your vision for the future

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redevelopment of such a desirable parcel of prime real estate in a high traffic location in sought after Collingwood! (id:37775)

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Listing Office:RE/MAX Four Seasons Realty Limited, Brokerage