

# \$995,000 - 146067 12 GREY Road

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## Listing ID: 40340868

**\$995,000**

, 0.7 acres

Other

146067 12 GREY Road, Meaford  
(Municipality), Ontario, N4L1W6

Buyers, Investors, Entrepreneurs take advantage of the current market conditions. This is a great time to invest in the future of Meaford; a growing community in Southern Georgian Bay. This multi-use building is currently operating as a residential and commercial mix. Situated on a large lot (approx. 230ft. x 130 ft.) with excellent exposure for any business. From a living perspective there is easy access to downtown Meaford, Thornbury and Georgian Bay. The recently renovated residence provides 3 bedrooms, 2 bathrooms, kitchen/ dining with new appliances and over 2,000 sq.ft. of living space on 2 floors. These beautifully sun-filled rooms have heated floors, 3 fireplaces, multiple decks and patios, manicured lawn and gardens, all with great privacy and separation from the road and the additional 2,171 sq.ft. of commercial space. The property is zoned as C4 with a variety of permitted uses (building supplies centre, custom workshop, nursery, recreational equipment sales and rental establishment) just to name a few. Request the full list of permitted uses and bring your vision, as there is so much immediate potential. The current business has experienced 21 successful years as a marine and auto shop

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with a loyal and excellent clientele. The business delivers consistent results through a variety of economic conditions. If there is interest in carrying on this type of business model the current owners are willing to offer their book of business, mentorship, and a long list of tools and other valuable items to pay it forward to the future owners. Request for more information and resources to further explore this excellent commercial / residential mix opportunity. (id:37775)

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Listing Office:Royal LePage Locations North (Collingwood), Brokerage