

\$2,900,000 - 5631 UPPER BIG CHUTE Road

Listing ID: 40357416

\$2,900,000

, 1.44 acres

Other

5631 UPPER BIG CHUTE Road,
Coldwater, Ontario, L0K1E0

Fantastic Commercial Property Opportunity with ready-made Income Located on the Severn River of the Trent Severn Waterway. This Property has 209ft of Waterfront along the Severn River & is currently run as Severn Dockside w/ 37 Rentable Docks & Parking Spots. The Main Shop was built in 2011 & is 35X40ft w/ a 200-amp panel, Laundry & 2pc Bathroom on the Ground Level, Living Accommodations Above the Main Shop Featuring an Open Concept Living Area w/ Stunning Pine Cathedral Ceilings, Kitchen w/ Stainless Appliances, Dining Area, Walkout to Balcony w/ Views over the Property & River, 2 Great Sized Bedrooms (one w/ Walk in Closet), & a 3pc Bathroom w/ Laundry. TWO Large Additional 1,800 sq ft (30X60ft w/13ft height) Shops built in 2016 boasting; In Floor Radiant Heating, 60-amp Panels, 15X10ft Doors. Garage houses the Main 400amp Panel Feeding all other Outbuildings & is 15X15ft. There is Also a Cozy Year-Round Cottage on the Property Overlooking the Water w/ 2 Bedrooms, 3pc Bathroom, Kitchen, Living Rm & Screened in Porch. Incredible Future Potential on 1.44 Acres Especially for your Home Based Business. All Showings By Appointment Only. (id:37775)

\$2,900,000 - 5631 UPPER BIG CHUTE Road

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 12/12/2022 10:41:56 AM

Listing Office:Royal Lepage In Touch Realty Inc., Brokerage, Coldwater