

\$549,999 - 11 ROBERT Street W

Listing ID: 40370061

\$549,999

Other

11 ROBERT Street W, Penetanguishene,
Ontario, L9M1T9

Plenty of potential in this convenient, high-traffic location in historic downtown Penetanguishene with free public parking along the street out front. Walking distance to the waterfront, parks & trails, curling club, schools, transit, shops & restaurants and all the other amenities our beautiful shoreline communities have to offer you. There are front and rear staircases to access to the second floor apartment from the exterior. The main floor is currently used as a retail shop and the unfinished basement is accessible from the main floor as well as through a separate entrance at the back. There is additional unsurfaced private parking on the subject property at the rear which is accessible by a right-of-way to the west of the adjacent building. The parcel of land is wider along the rear laneway (approximately 48' according to GeoWarehouse) and subject to the new zoning by-law, there could be a possibility for additional access and/ or significant development like perhaps a laneway home which could create an even better investment. Buyers are responsible for making their own inquiries to satisfy themselves regarding permitted and potential uses for the subject property. Live in one unit and work in the other or rent out both spaces, plus the basement. Ask for

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apartment room dimensions. Is this the
opportunity you are searching for?

**ARRANGE YOUR VISIT TODAY &
LET'S FIND OUT! (id:37775)**

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Listing Office:RE/MAX Georgian Bay Realty Ltd., Brokerage (King St)