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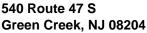
















## **COMMENTS**

Exceptional opportunity to own a versatile mixed-use building featuring street-level retail and spacious residential apartment above. Perfect for investors, owner-operators or entrepreneurs seeking visibility and strong rental potential. The property is currently used for Cape Camping and RV Center. Business is not for sale. RETAIL SPACE- (Ground Floor) Excellent exposure on a busy, high-visibility road. Large display windows. Approximately 1,500 sf featuring retail space, office, storage, breakroom and 2 half bathrooms. DOUBLE BAY GARAGE- (Adjacent Building) Currently used as a Tire Center offering approximately 1,000 sf. Additional outside space with enclosed fencing, storage area and shed. RESIDENTIAL SPACE - (Upper Level) Spacious 3 bedroom 2 bathroom apartment. Approximately 1,500 sf of living space. Opportunity for owner occupancy or additional rental income. PARKING -Ample on-site parking (up to 24 car parking). Easy ingress/egress from main road. ADDITONAL HIGHLIGHTS- 250 Frontage by 120 Depth lot, city water at the street ready to connect, city sewer connected to retail space currently. 2 additional sheds on property for storage. Inventory is negotiable, property being sold as is.

## **PROPERTY DETAILS**

ParkingGarage

11 Or More Spaces

Exterior OutsideFeatures
Brick Face Restrooms
Storage Building

Storage Building Paved
Sign Assigned Parking
Other (See Remarks)

OtherRooms Office Space Avail Retail Store Public Restroom



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