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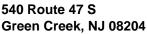
















## **COMMENTS**

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

Exterior OutsideFeatures ParkingGarage
Brick Face Restrooms 11 Or More Spaces

Storage Building Paved
Sign Assigned Parking
Other (See Remarks)

ParkingGarage OtherRooms
11 Or More Spaces Office Space Avail
Paved Retail Store
Assigned Parking Public Restroom



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