82502 BLUEWATER HIGHWAY, Ashfield-Colborne-Wawanosh (Colborne)

Ontario, N7A3X9

999,000

For Sale / #X13426584



Lot Dimensions: 10.024 ac

Description

An incredible investment/commercial opportunity exists on a large parcel of land along highly travelled Highway 21, just north of Goderich! This unique property offers excellent exposure, flexible AG4-6 zoning closest to the highway, and a wide range of potential uses including retail, self-storage, office space, hobby farm, pasture use, and/or residential opportunities such as a four-plex dwelling. Site plans for a self-storage business and rebuild were previously approved (attached), with by-law amendments allowing for both commercial and residential development. Ideally positioned near Lake Huron cottage country, Point Farms Provincial Park, Goderich, Kincardine, and Port Elgin, this location provides strong accessibility and long term opportunity. The property includes existing structures that can be renovated or repurposed, including a 1,000 sq. ft. retail area, a spacious home or office area with a 1,200 sq. ft. basement, a separate 780 sq. ft. apartment, and a detached 840 sq. ft. garage/shop with a metal roof. With an abundance of parking capacity and room for further development, this property offers a strong foundation for a new business, expansion, investment project, or mixed-use concept. Bring your vision to life along the beautiful Lake Huron shoreline, where exposure, flexibility, and future potential come together in one rare offering. NOTE: Property is being sold \"as is, where is\". Phase 2 Environmental Study is available. (id:6772)

Features

Area	Ashfield-Colborne-Wawanosh (Colborne)	**Water**	Dug Well
Province	Ontario	**Sewer**	Septic System
Country	Canada	**Acreage**	true
Property Type	Multi-family	**A/C**	Partially air conditioned
Building Type	Multi-Family	**Total Parking**	15
Age	51 to 99 years	**Amenities Near By**	Highway
Lot Dimensions	10.024 ac		