75 RIVER ROAD, Lambton Shores (Grand Bend)

Ontario, N0M1T0

620,000

For Sale / #X13513410



Bedroom(s): 1

Bathroom(s): 2

Lot Dimensions: 39.3 x 65.7 FT ; West side 65.7

Description

Welcome to 75 River Road, Grand Bend where you have a multi use two storey building overlooking the Grand Bend marina and river! 1 Minute walk to Grand Bend\'s south sandy beach on Lake Huron. HB Zoning allows for a variety of commercial uses. Main floor is ready for creativity offering 918 square feet of recently drywalled space with concrete floor and two piece bathroom. Second level 605 sq ft bachelor suite with full kitchen, full bathroom, living space with gas fireplace and sliding door to 6\'x20\' riverside balcony to take in the views! Location is just steps to the river, marina, Cottage Cafe, White Cap Rivershack, Sunset Arts Gallery, South Beach on Lake Huron and so much more with all the other Grand Bend amenities only a five minute walk away. Bring your creativity and vision because this is a very unique offering with lots of potential! (id:6772)

Features

Area	Lambton Shores (Grand Bend)	**Style**	Detached
Province	Ontario	**View**	River view, View of water, Direct Water View
Country	Canada	**Stories**	2
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Wall unit
Building Type	House	**Water Front**	Waterfront
Lot Dimensions	39.3 x 65.7 FT ; West side 65.73 feet/East side 78 feet	**Total Parking**	3
Heating	Natural gas	**Total Fireplace**	1
Water	Municipal water	**Parking**	No Garage
Sewer	Sanitary sewer		

Room Details

Second level	Bedroom	5.63 m x 5.63 m
Second level	Bathroom	1.8 m x 2.67 m
Second level	Kitchen	3 m x 3 m
Main level	Bathroom	0.9 m x 2.1 m
Main level	Other	7 m x 5.34 m
Main level	Other	3 m x 2.67 m
Main level	Other	4.15 m x 3.5 m

Main level	Other	2.87 m x 3 m
Main level	Other	3.56 m x 4.15 m