47 ONTARIO STREET N, Lambton Shores (Grand Bend)

Ontario, N0M1T0

2,999,000

For Sale / #X14119614



Lot Dimensions: 0.679 ac

Description

Positioned in the heart of Grand Bend, this mixed-use property presents a rare opportunity to acquire a versatile income-producing asset in one of Southwestern Ontario\'s most desirable beach towns. The site features a strong mix of income streams, including two commercial units, eight residential apartments, and a series of self-storage units, each contributing to a balanced and dependable revenue profile. Set in a prime, high-visibility location within walking distance to the beach, shops, and amenities, this property benefits from both steady local demand and the area\'s expanding year-round population. The residential units are well-sized and functional, while the commercial spaces cater to a variety of retail or service-based tenants. The self-storage component adds a low-maintenance income layer and further diversifies the property\'s cash flow. With Grand Bend continuing to see strong growth in tourism, residential development, and local business activity, this asset is strategically positioned for long-term appreciation. Well-maintained, efficiently operated, and fully tenanted, it\'s a compelling option for investors seeking stability, income diversity, and upside in a thriving lakeside community. Located on the shores of Lake Huron, Grand Bend isa highly regarded and fast-growing community within Lambton Shores, recognized for its strong tourism economy and expanding year-round population base. Long established as one of Ontario\'s premier beach destinations, Grand Bend has evolved into a balanced local market with stable residential demand and a diverse commercial environment that supports hospitality, retail, and professional services. (id:6772)

Features

Area	Lambton Shores (Grand Bend)	**Lot Dimensions**	0.679 ac
Province	Ontario	**Water**	Municipal water
Country	Canada	**Acreage**	false
Property Type	Multi-family	**A/C**	Partially air conditioned
Building Type	Multi-Family		