

# \$589,000 - 5490 Hwy 620, Wollaston

MLS® #X12023348

**\$589,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.20 Acres

Wollaston, Wollaston, Ontario

A Prime Commercial Opportunity in the Heart of Coe Hill Discover a remarkable investment opportunity with this versatile C3-zoned property, perfectly positioned in the vibrant community of Coe Hill. This multi-use building offers two levels of prime retail space, three modern apartments, and a spacious workshop, making it an ideal choice for entrepreneurs and investors alike. Situated steps from a grocery store, LCBO, park, and fire hall, minutes from Wollaston Lakes public beach, the location ensures excellent foot traffic and visibility. Large windowfronts enhance curb appeal and provide opportunities for eye-catching displays, drawing in potential customers. The upstairs apartment features two bedrooms, eat-in kitchen, a dining area, and a 3 piece bath, offering a comfortable living space. The main-level one-bedroom unit includes a four-piece bath, private entry, a 200-amp panel/meter, laundry, and electric heating. The owners suite, which can also serve as a rental, includes a main-floor bedroom, two additional upstairs bedrooms, a four-piece bath, propane heat, an electric fireplace, and laundry. For added flexibility, the two upstairs bedrooms in the owners suite can be combined with the upstairs apartment, creating a spacious four-bedroom unit. The basement is full of potential, featuring a health-inspected kitchen, wood flooring, a 100-amp panel, and space for an additional bathroom. Its ideal for conversion into another apartment, office, or caf. Currently operating



as a bait and tackle/hardware shop, the open retail space offers endless business possibilities, from boutique to caf. A rear workshop provides storage or workspace, seamlessly connecting to the retail area. Additional features include a 2022 septic system with expansion capacity, a steel roof, included appliances, a well with a heated box, and a 2021 propane furnace. The property's robust electrical setup includes separate 200-amp panels for key areas and a 100-amp panel for the basement. (id:6289)

## Essential Information

Listing #	X12023348
Price	\$589,000
Bathrooms	0.00
Acres	0.20
Type	Retail

## Community Information

Address	5490 Hwy 620
Subdivision	Wollaston
City	Wollaston
Province	Ontario
Postal Code	K0L1P0

## Amenities

Amenities	Recreation
Parking Spaces	3

## Interior

Appliances	Dryer, Washer
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## Listing Details

Listing Office	BOWES & COCKS LIMITED
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