

# HIGH EXPOSURE OWNER-OCCUPIED LIVE-WORK SPACE ON NORTH MAIN STREET

## 1825 MAIN STREET



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**Stevenson**





# PROPERTY HIGHLIGHTS

**UNIT SF:** (+/-) 3,464 SF

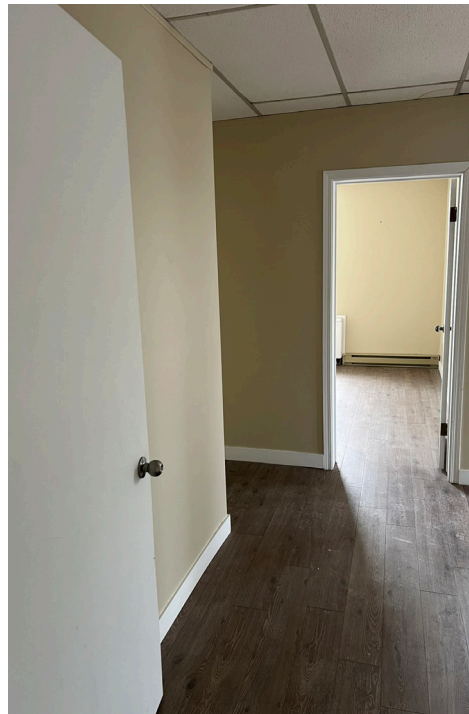
- Former bank building built in 1920
- Main floor commercial with upper level apartment suite
- 3 parking stalls at rear
- Great exposure and signage opportunities
- 
- Main floor:
  - 2,134 sf retail space
  - Open space caters to multitude of uses
  - Bonus basement space includes 2 washrooms, plenty of storage
- 
- Second floor:
  - 3 bedroom, 1 bathroom apartment with updated kitchen
  - Newer windows
- Zoning: C2

**SALE PRICE:** \$600,000

**PROPERTY TAX:** \$8,226.23







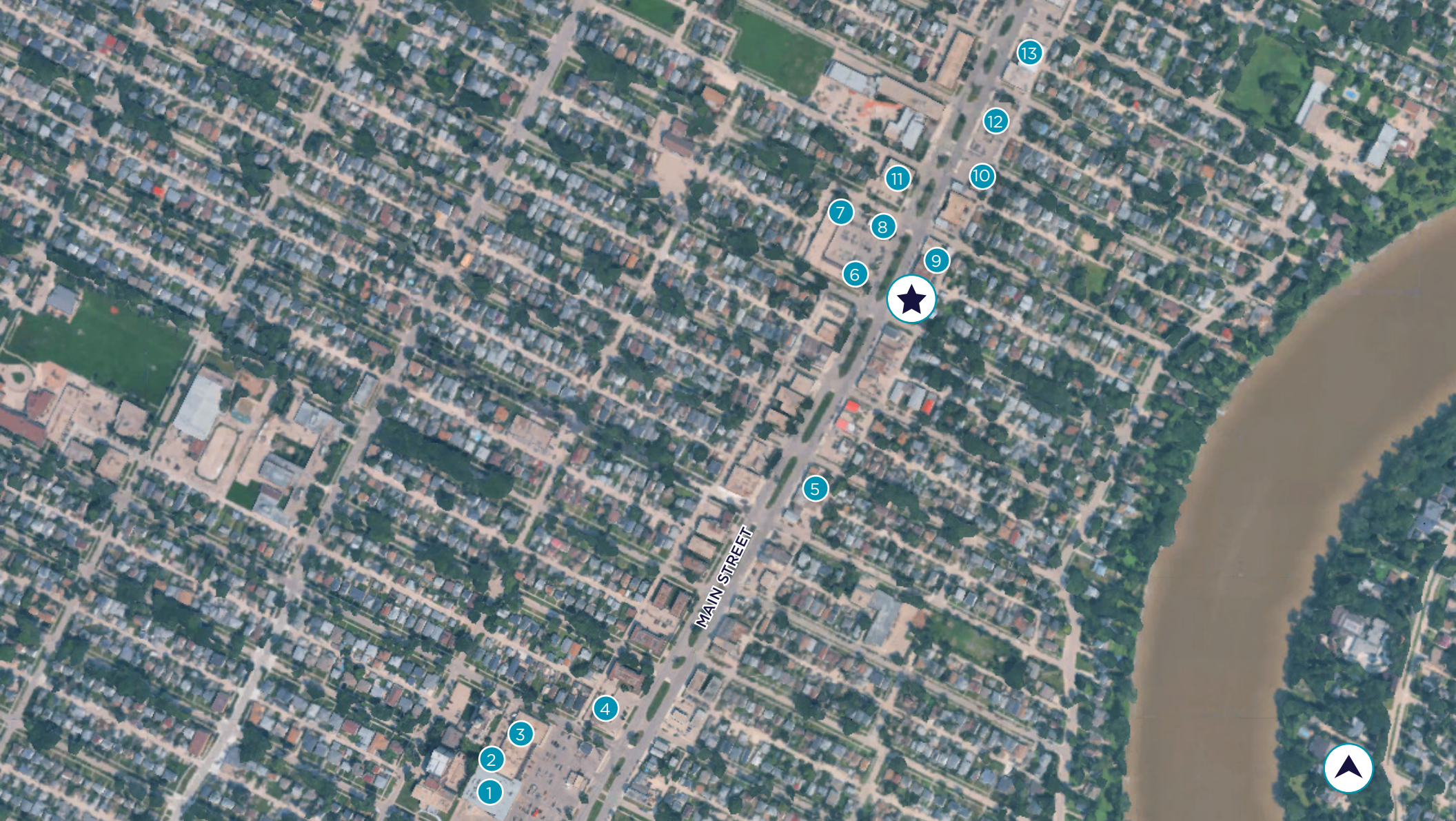


# AREA MAP

## DRIVE TIMES

- 8 MINS TO THE PERIMETER HWY
- 11 MINS TO DOWNTOWN
- 23 MINS TO POLO PARK MALL
- 26 MINS TO THE AIRPORT





MAIN STREET

# AMENITIES MAP

- |   |             |    |                                |
|---|-------------|----|--------------------------------|
| 1 | IGA         | 9  | DON'S PHOTO                    |
| 2 | PET VALU    | 10 | 7-ELEVEN                       |
| 3 | DOLLARAMA   | 11 | SEVEN OAKS VETERINARY HOSPITAL |
| 4 | BDI         | 12 | MCDONALD'S                     |
| 5 | PIZZALAND   | 13 | PISTON RING                    |
| 6 | SUBWAY      |    |                                |
| 7 | RBC         |    |                                |
| 8 | TIM HORTONS |    |                                |





## CONTACT

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