

# Retail For Sale

2,312 Sqft - 197 GRIFFIN Street N, West Lincoln, Ontario, Canada L0R2A0



## Property Description

2312 square foot, 2 storey character home built in 1922. Great opportunity to run your business in downtown Smithville. C-1 commercial zoning. Permitted uses include: Art gallery, commercial school, communications establishment, dry cleaning/laundry depot, financial institutions, funeral home, office including a medical office, personal service shop, place of entertainment, private club, recreational facility, restaurant, retail store, service shop, studio, veterinary clinic. 2 bedroom, self contained apartment on upper level. Parking for 6 cars. 38 x 22 triple car garage with 60 amp breaker panel. Building is in great shape with lots of updates: New windows 2006 and 2008. New hot water boiler 2013. Shingles 2011. Re-paved driveway 2019. Original wood trim, doors, floors and staircase with lots of the original charm, character and detail in place. 3 wall mounted air conditioning units. 106 x 18 deck. Residential tenant pays \$900/month all inclusive. Main level is vacant. Included: Fridge and Stove in apartment new in 2012. Dishwasher and stove (not hooked up) in main level kitchen Excluded: Fridge in main level kitchen and washing machine in basemen (id:15472)

## Location

Country: **CA**

## Basic Details

Property Type:	<b>Retail</b>
Listing Type:	<b>For Sale</b>
Commercial Type:	<b>Mixed Use</b>
MLS® #:	<b>H4088158</b>
Price:	<b>\$699,900</b>
Sq Ft:	<b>2,312 Sqft</b>

Province:	<b>ON</b>
City:	<b>West Lincoln</b>
Postal Code:	<b>L0R2A0</b>
Longitude:	<b>W80° 27' 11"</b>
Latitude:	<b>N43° 5' 58.9"</b>
Site Influences:	<b>Recreation</b>

## Agent [Info](#)

---



Klein Group Real Estate  
✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

---

