

98204

Property No: 175210



968 2ND AVENUE W
Owen Sound, ON, N4K 4M7

1 Bedroom
3 Bathrooms
3,500 Square Feet

\$400,000



Royal LePage Locations
North Brokerage

(800) 886-4713

Home for Sale

Attention Investors-Are you looking to expand your Portfolio? Welcome to the elegant Findlay House built in the early 1900s & located in a prime downtown location offering a great mix of commercial & residential tenant opportunities. This 2.5 story, 3500SF building has many potential opportunities available. Main floor offers several potential office spaces; 2nd floor with 4 additional offices; a beautifully renovated apartment graces the 3rd floor. This amazing updated & well-cared for property could also be converted into a single residential home. Stunning Edwardian architecture with an offset tower graced with its original finial + dormers accented with pilasters. This home features one of the city's finest examples of Victorian Treillage, spiral turned spindles on the oak staircase and gorgeous leaded, bevelled & stained glass windows throughout. Enjoy this live /work lifestyle with rental income.

Estimated Mortgage Rate

\$1,588 / month

based on 20% down at 3.44

Owen Sound
Home for Sale



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Ontario, N4K 4M7

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968 2ND AVENUE W

Rooms

Laundry room	Basement	8' " x 8' "
Office	Ground level	12' 7" x 16' 5"
Office	Ground level	11' 11" x 12' 4"
2pc Bathroom	Ground level	
Mud room	Ground level	11' " x 11' 10"
Office	Ground level	11' 6" x 12' 8"
Office	Ground level	14' " x 16' 5"
Foyer	Ground level	6' 4" x 15' 10"
Office	Second level	9' 2" x 12' 4"
Office	Second level	13' 6" x 13' 8"
Office	Second level	12' 5" x 14' 6"
Office	Second level	12' 7" x 12' 8"
3pc Bathroom	Second level	
Loft	Third level	11' " x 12' 16"
3pc Bathroom	Third level	
Bedroom	Third level	11' 8" x 12' 2"
Dining room	Third level	8' " x 15' 9"
Kitchen	Third level	11' 10" x 17' 10"
Living room	Third level	13' 10" x 15' 9"

Additional Features

Cooling: Central air conditioning, Wall unit

Heating: Forced air

Fireplace: Other - See remarks

Flooring: Tile, Hardwood

Foundation: Stone

Exterior: Brick

Appliances: Washer, Dishwasher, Stove, Dryer, Refrigerator, Window Coverings



Listing provided by CHESTNUT PARK REAL ESTATE LIMITED Brokerage (O.S.). To schedule a viewing call (800) 886-4713 and ask about Listing ID 98204.