

\$1,420,000 - 653 RIVER Road W

Listing ID: 40536849

\$1,420,000

4 Bedrooms, 2 Bathrooms, 1900

Single Family

653 RIVER Road W, Wasaga Beach,
Ontario, L9Z2P2

Discover an extraordinary opportunity at #653 River Road West in Wasaga Beach. A remarkable property that combines residential & commercial elements, creating an exceptional investment prospect. Multi-family, multi-generational. The detached house at #653 RRW boasts a versatile layout making it perfect for multi-generational families or those seeking in-law potential. With three separate entrances and separate living spaces with amenities, this residence offers privacy and comfort for all. The oversized garage with double bay doors, offers potential for plenty of room for parking, workshop, storage and pursuing creative endeavors. In addition is #317 Zoo Park Road South, a duplex that features two separate units, (each 2 bdrm, 2 bath), each offering independent living spaces and unique possibilities. The added storefront creates an excellent opportunity for entrepreneurs to showcase their business in a high-visibility location. Additional single car garage/workshop or storage. Situated on a high-visibility commercial corner, this property enjoys substantial exposure and easy access for customers and residents alike. Benefit from increased foot traffic and enhanced business prospects. This property is located in a high growth area, close to the

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new library and twin pad arena complex.

Own an anchor, own the corner. Don't miss this rare opportunity to own a versatile and strategically located property in Wasaga Beach, offering a blend of residential comfort and commercial potential. Other option available is to sever the parcel into two. Call to schedule a tour and explore the endless possibilities that await you.

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Listing Office:RE/MAX By the Bay Brokerage (Unit B)