

# **\$1,250,000 - 50 WEST SIDE Road**

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## **Listing ID: 40352332**

**\$1,250,000**

, 0.85 acres

Other

50 WEST SIDE Road, Port Colborne,  
Ontario, L3K5K6

RARE FIND! UNLIMITED INCOME  
POTENTIAL 2 PROPERTIES FOR THE  
PRICE OF ONE. A COMMERCIAL TURN  
KEY OPERATION PRESENTLY  
OPERATED AS WESTSIDE  
AUTOMOTIVE.PREVIOUSLY  
THRUWAY MUFFLER. THIS BUILDING  
INCLUDES 2 GARAGES AND TWO  
OFFICES AND A PUBLIC BATHROOM,  
MULTIPLE ENTRANCES WHICH  
INCLUDES 4 10FT GARAGE DOORS.  
PAVED PARKING AT THE FRONT OF  
THE AUTO SHOP FOR APPROX. 20  
CARS AS WELL AS A FENCED IN  
COMPOUND TO THE REAR THAT  
FEATURES UNPAVED PARKING FOR  
ADDITIONAL 25 CARS. BUILDING  
SIZE 65.6'X41.9' WITH INSIDE HOIST,  
OVERHEAD RADIANT HEATING AND  
200 AMP BREAKER PANEL, 2ND  
GARAGE INSULATED SPACE  
23.3'X19.2' WITH OVERHEAD DOOR.  
NEWER GOODMAN FURNACE,  
INCLUDES 2 MORE OUTSIDE HOISTS,  
7 LARGE SEA CANS ARE PRESENTLY  
BEING USED TO GENERATE INCOME.  
THE RESIDENTIAL PROPERTY IS AS  
FOLLOWS; UPDATED 1750 SQ. FT  
ATTACHED DOUBLE CAR GARAGE  
AND OUTSIDE PARKING FOR 5 CARS,

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SIDESPLIT WITH SELF CONTAINED ONE BEDROOM IN LAW SUITE WHICH IS LOCATED ABOVE THE RAISED GARAGE ALSO FEATURES A REAR PRIVATE ENTRANCE AND WOOD BALCONY. PROPERTY INCLUDES SUNROOM, EAT IN KITCHEN, LARGE CENTRE ISLAND, OPEN CONCEPT, RECESSED LIGHTING, CENTRAL AIR, 2 BEDROOM, SPACIOUS LIVING AREA WITH NEWER LAMINATE FLOORING, 4PC BATH, MAIN FLOOR LAUNDRY, ENCLOSED JACUZZI OFF MASTER BEDROOM, PRIVATE PATIO AREA WITH LARGE SHED FOR STORAGE INCLUDED IS A BACK UP GENERAC GENERATOR VALUED AT 10K, 100 AMP SERVICE, GAS HOOK UP AVAILABLE FOR BBQ. (id:23349)

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