

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

Listing ID: 40355979

\$1,250,000

2 Bedrooms, 2 Bathrooms, 0.85 acres

Single Family

50 WEST SIDE Road, Port Colborne,
Ontario, L3K5K6

RARE FIND! UNLIMITED INCOME POTENTIAL, 2 PROPERTIES ON .85 ACRES THE RESIDENTIAL PROPERTY IS AS FOLLOWS; UPDATED 1750 SQ.FT. OF LIVING SPACE DOUBLE CAR GARAGE AND OUTSIDE PARKING FOR 5 CARS. THIS SIDESPLIT HAS A SELF CONTAINED ONE BEDROOM IN LAW SUITE, KITCHEN, LIVING RM, 4PC BATH, NEW WASHER/DRYER . LOCATED ABOVE THE RAISED GARAGE FEATURING A REAR PRIVATE ENTRANCE AND WOOD BALCONY. 2 BEDROOM SPACIOUS LIVING AREA, OPEN CONCEPT,FRONT SITTING AREA PLENTY OF NATURAL LIGHTING, EAT IN KITCHEN WITH LARGE CENTRE ISLAND, SUN ROOM WITH ENCLOSED JACUZZI OFF MASTER BEDROOM MAIN FLOOR LAUNDRY, 4PC BATH, NEWER LAMINATE FLOORING, PRIVATE PATIO WITH LARGE STORAGE SHED AND BACK UP GENERAC GENERATOR 10K, GAS HOOK UP FOR A BBQ, 100 AMP SERVICE. ALL APPLIANCES INCLUDED TOP OF THE LINE 1 YEAR OLD. PRESENT ON THE ADJACENT PROPERTY IS A

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COMMERCIAL TURN KEY
OPERATION WEST SIDE
AUTOMOTIVE, PREVIOUSLY
THRUWAY MUFFLER. THIS BUILDING
INCLUDES 2 GARAGES AND TWO
OFFICE SPACES AND A PUBLIC
BATHROOM, MULTIPLE ENTRANCES
WHICH INCLUDE 4 10FT. GARAGE
BAY DOORS. PAVED PARKING AT
THE FRONT OF THE AUTO SHOP
ALLOWS PARKING FOR APPROX.20
CARS AS WELL AS A FENCED IN
COMPOUND TO THE REAR THAT HAS
UNPAVED PARKING FOR
ADDITIONAL 25 CARS. BUILDING
SIZE 65.6X41.9 WITH INSIDE HOIST,
OVERHEAD RADIANT HEATING AND
200 AMP BREAKER PANEL. 2ND
GARAGE INSULATED SPACE 23.3X19.2
WITH OVERHEAD DOOR, NEWER
GOODMAN FURNACE, INCLUDES 2
MORE OUTSIDE HOISTS,7 LARGE SEA
CANS ARE PRESENTLY BEING USED
TO GENERATE INCOME. (id:23349)

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