



20 Main St **List: \$899,000 For Sale**
Westport Ontario K0G 1X0
 Westport Leeds and Grenville
SPIS: N **For:** Sale
Taxes: \$8,652.56/2024/Annual **Last Status:** NEW
Legal: LT 2 RANGE 2 PL 169; WSTPORT **DOM:** 0

Commercial/Retail **Freestanding:** Y **Lse Term Months:** /
 Retail **SPIS:** N
 Retail Store Related **Franchise:** N
Comm Condo Fee: **Possession Remarks:** TBD

MLS#: X11965010 **PIN#:** 441020307

Total Area: 0.46 Acres Ofc/Apt Area: 39 Indust Area: 0 Sq Ft Retail Area: 4035 Sq Ft Apx Age: 100+ Volts: Amps: Zoning: C1-1 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 97.37 x 118.64 Feet Lot Lot Irreg: Bay Age: %Bldg: Washrooms: 0 Water: Municipal Water Supply: Sewers: Sanitary A/C: Part Utilities: A Garage Type: Double Detached Park Spaces: #Trl Spc:	Prop Feat: Soil Test: Out Storage: Y Rail: N Crane: Basement: Y Elevator: None UFFI: Assessment: Chattels: Y LLBO: N Days Open: 5 Hours Open: Employees: Seats: 0
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Bus/Bldg Name:	For Year:	Financial Stmt: Y
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks:
 Fantastic business opportunity in the beautiful lakeside village of Westport! Not only is the property in a prime corner lot location, it is immersed in history. Hiram W. Lockwood built a general store on the corner of Bedford and Main Streets in 1872 and in 1898, the Lockwood Store became the Union Bank and since has changed hands several times. Currently, the property is home to the Lower Mountain Mercantile and Cedar Bridge Ice Cream. The sale includes the property and the business and is turn-key for the purchaser. The property overlooks Upper Rideau Lake and is just under half an acre in size with over 180 ft on Bedford Street and just under 100 ft on Main Street. Great exposure on two of the main streets in the village! Lower Mountain Mercantile has an entrance on Bedford Street and Cedar Bridge Ice Cream has its entrance on Main Street. There is also an attached 5-bedroom home/apartment that has a large kitchen, 1.5 bathrooms, an enclosed porch, living room and a formal dining room. This attached house is accessed via Main Street as well. Live and work at the property or take advantage of a rental opportunity! A barn/garage is located on the Bedford Street side and behind the barn is a very large parking lot. All inventory and equipment is included in the sale. This is a large commercial space with many possibilities in this growing, thriving waterfront community.

Extras:
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE613-273-9595