

*Charming Property
in Westport!*



25 Church Street, Westport, ON



Commercial:
40553819



Residential:
40553809



\$594,900



3 Bedrooms



3 Bathrooms



2,578 Sq Ft.

Charming property with exquisite character located in the historic village of Westport.

The commercial zoning (C1-1) of this property gives many possibilities for the new owner. The location is ideal at the corner of Spring and Church Street with a beautiful and large lot stretching back along Spring Street towards the lake. The building has so much potential for a variety of uses – retail, restaurant, apartment, home, rental property, etc. The century home has had many upgrades over the years (electrical, slate flooring, second kitchen, renovated bathrooms, bedrooms, etc.) and is ready for its next chapter. The building originally featured a home with access from Spring Street and a retail store fronting on the shopping corridor on Church Street.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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Westport, ON**

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Features

- Charming property with exquisite character, located in the historic village of Westport.
- The commercial zoning (C1-1) of this property gives many possibilities for the new owner.
- The location is ideal at the corner of Spring and Church Street with a beautiful and large lot stretching back along Spring Street towards the lake. The building has so much potential for a variety of uses – retail, restaurant, apartment, home, rental property, etc.
- The century home has had many upgrades over the years (electrical, slate flooring, second kitchen, renovated bathrooms, bedrooms, etc.) and is ready for its next chapter. The building originally featured a home with access from Spring Street and a retail store fronting on the shopping corridor on Church Street. The current sellers have changed the configuration, and it was recently set up as a very successful dining venue.
- The main floor includes 2 kitchens, living and dining room areas, a bright sunroom, a 2-pc bathroom and a retail area or family room. The upper level has 3 bedrooms, 2 full bathrooms and a large living area.
- The property also boasts a large garage at the back of the rear lawn – perfect for your vehicle, a workshop or storage.
- Westport is a vibrant waterfront community that is steeped in heritage and nestled in the heart of the Rideau Lakes area. The village is located on the shores of Upper Rideau Lake and is a popular tourist destination for shopping, dining and cultural events. Public lake access is located just two blocks away.

Directions

- Located on the corner of Church Street and Spring Street.

GALLERY



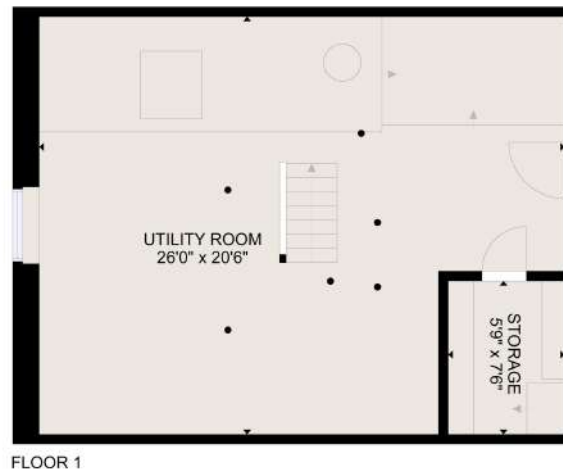
FLOOR PLAN



Gross Internal Area

Floor 1: 539 sq.ft, Floor 2: 1347 sq.ft, Floor 3: 1231 sq.ft
TOTAL: 3117 sq.ft

Sizes and dimensions are approximate, actual may vary.



AERIAL PHOTOS



SECTION 6: COMMERCIAL ZONES

6 COMMERCIAL ZONES

No person shall use any lot or erect, alter or use any building or structure within any of the following Commercial Zones except in accordance with the following provisions.

6.1 CENTRAL COMMERCIAL (C1) ZONE

6.1.1 Permitted Uses

1. Non-Residential Uses
 - animal care
 - artists or photographic studio
 - assembly hall
 - bakeshop
 - beverage room
 - butcher shop
 - church
 - commercial school
 - commercial sports and recreation establishment
 - convenience store
 - custom workshop
 - dry cleaning distribution station or plant
 - funeral home
 - financial office
 - guest house
 - hotel
 - institution
 - laundromat
 - marina
 - medical clinic
 - museum
 - office
 - parking lot
 - personal service shop
 - place of entertainment
 - place of recreation
 - printing shop
 - repair service shop
 - restaurant
 - retail store
 - take-out restaurant, excluding drive-through
 - taxi station
 - tourist guest house
 - tourist establishment
 - warehouse use accessory to any of the foregoing
 - wholesale use accessory to any of the foregoing
 - other uses in accordance with Section 3

COMMERCIAL ZONING 2/2

SECTION 6: COMMERCIAL ZONES

2. Residential Uses
 - a dwelling unit or units in the upper storeys of a Non-Residential building
 - existing residential buildings
 - former residential buildings converted back to residential use from non-residential use

6.1.2 Zone Provisions

6.1.2.1 Non-Residential Uses

Non-Residential Uses	Full Municipal Services
1. lot area (minimum)	No minimum
2. lot frontage (minimum)	No minimum
3. front yard depth (minimum)	No minimum
4. exterior side yard width (minimum)	No minimum
5. interior side yard width (minimum)	No minimum, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 9 m (30 ft)
6. rear yard depth (minimum)	No minimum, except where the yard abuts a lot in a Residential Zone, the minimum yard shall be 6 m (20 ft)
7. building height (maximum)	12 m (40 ft)
8. accessory uses, parking, waterbody setback, etc.	in accordance with Section 3
9. lot coverage (maximum)	50%

6.1.2.2 Residential Uses

Residential Uses	Full Municipal Services
1. Minimum Landscaped Open Space	15 m ² (160 ft ²) per unit
2. Minimum Roof Deck or Balcony	The minimum landscaped open space provision shall not apply to dwelling units in a portion of a Non-Residential building provided that all dwelling units have access to a private balcony or to an open roof deck with a minimum area of 5 m ² (54 ft ²) per unit
3. Maximum Density	1 per 65 m ² (700 ft ²) lot area
4. Maximum Building Height	12 m (40 ft)
5. accessory uses, parking, waterbody setback, etc.	in accordance with Section 3

6.1.3 Exception Zones

1. C1-1 – Core Area

Notwithstanding any provision of this By-law to the contrary, loading space shall be in accordance with Section 3.18.7 and parking shall be in accordance with Section 3.22.3.
2. C1-2: 45 Main Street

Notwithstanding the provisions of Section 6.1 to the contrary, on lands zoned C1-1 on Schedule “A” the only permitted uses allowed are a restaurant, a tourist lodging establishment and a miniature golf course.

INTERACTIVE LINKS

Virtual Tour



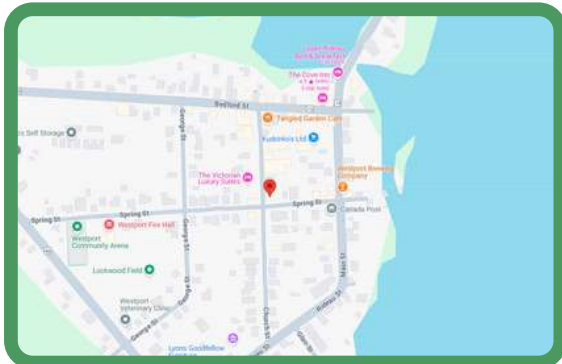
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=RaCQymh3wH5>

Video Tour



Scan the QR Code or Visit:
<https://www.youtube.com/watch?v=REFa9DmbAoo>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/kHrq2efBP8Ci5TwN7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/25ChurchSt1/>

MLS LISTING (COMMERCIAL)

25 CHURCH Street, Westport, Ontario K0G 1X0

Listing

Client Full

Active / Commercial Sale

[25 CHURCH St Westport](#)

Listing ID: 40553819

Price: \$594,900.00



Leeds and Grenville/Westport/Westport

Building and Land

Alt Listing ID:	40553809	Common Interest:	Freehold/None
Other Units # Of	0	Common Elements:	No
Bld Area Total:	2,578	Parking Spaces:	3
Year Built/Srce:	1880/	Free Standing Y/N:	
DOM:	0		
Lot Size:	0.159		
Tax Amt/Yr:	\$4,358.91/		

Remarks/Directions

Public Rmks: Charming property with exquisite character located in the historic village of Westport. The commercial zoning (C1-1) of this property gives many possibilities for the new owner. The location is ideal at the corner of Spring and Church Street with a beautiful and large lot stretching back along Spring Street towards the lake. The building has so much potential for a variety of uses – retail, restaurant, apartment, home, rental property, etc. The century home has had many upgrades over the years (electrical, slate flooring, second kitchen, renovated bathrooms, bedrooms, etc.) and is ready for its next chapter. The building originally featured a home with access from Spring Street and a retail store fronting on the shopping corridor on Church Street. The current sellers have changed the configuration, and it was recently set up as a very successful dining venue. The main floor includes 2 kitchens, living and dining room areas, a bright sun-room, a 2-pc bathroom and a retail area or family room. The upper level has 3 bedrooms, 2 full bathrooms and a large living area. The property also boasts a large garage at the back of the rear lawn – perfect for your vehicle, a workshop or storage. Westport is a vibrant waterfront community that is steeped in heritage and nestled in the heart of the Rideau Lakes area. The village is located on the shores of Upper Rideau Lake and is a popular tourist destination for shopping, dining and cultural events. Public lake access is located just two blocks away.

Directions: Located on the corner of Church Street and Spring Street

Exterior

Exterior Feat:	Fenced Yard	Clearance Height:	
Construct. Material:	Vinyl Siding		
Year/Desc/Source:	1880//		
Property Access:	Municipal Road, Paved Road	Rd Acc Fee:	Electrical:
Garage and Parking:	Detached Garage, , Gravel Driveway		
Garage Sp/Desc:	3 Spaces	Utilities	
Services:	Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone		
Lot Shape:	Rectangular	Sewer:	Sewer (Municipal)
Lot Front (Ft):	59.00	Water Source:	Municipal
Area Influences:	Downtown, Schools		
View:		Fronting:	East
Topography:			
Local Impvmt:			
#Res Units:		#Whse Units:	#Other Units: 0

Interior

Basement:	Partial Basement, ,	Seating Capacity:	# Hnd Wshrms:
Under Contract:	Propane Tank	Contract Cost/Mo:	Furnished:

Commercial/Financial

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 6 RANGE 3 PL 169 AS IN LR294829; WESTPORT		
Zoning:	C1-1	Survey:	None/
Assess Val/Year:	\$231,000/2016	Hold Over Days:	
PIN:	441020291	Occupant Type:	Owner
ROLL:	084200004229200		
Possession/Date:	Flexible/	Deposit:	10,000

Brokerage Information

List Date:	03/13/2024
List Brokerage:	Royal LePage ProAlliance Realty, Brokerage

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 03/13/2024

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MLS LISTING (RESIDENTIAL)

25 CHURCH Street, Westport, Ontario K0G 1X0

Listing

Client Full
Active / Residential

25 CHURCH St Westport

Listing ID: 40553809
Price: **\$594,900**



Leeds and Grenville/Westport/Westport

2 Storey/House

	Beds	Baths	Kitch
Main		1	2
Second	3	2	

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **3 (2 + 1)**
SF Fin Total: **2,578**
AG Fin SF Range: **2001 to 3000**
AG Fin SF: **2,578/Plans**
DOM: **0**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$4,358.91/2023**

Remarks/Directions

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Directions: Located on the corner of Church Street and Spring Street

Exterior

Exterior Feat: **Landscaped, Porch-Enclosed, Year Round Living**
Construct. Material: **Vinyl Siding**
Shingles Replaced: **Foundation: Stone**
Year/Desc/Source: **1880//Owner**
Property Access: **Municipal Road, Paved Road**
Other Structures: **Detached Garage//Private Drive Single Wide//Gravel Driveway**
Garage & Parking: **3**
Parking Spaces: **Driveway Spaces: 1.0**
Services: **Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Street Lights, Telephone**
Water Source: **Municipal**
Lot Size Area/Units: **0.159/Acres**
Lot Front (Ft): **59.00**
Location: **Urban**
Area Influences: **Access to Water, Beach, Corner Site, Downtown, Golf, Lake/Pond, Library, Park, Place of Worship, Playground Nearby, Schools, Shopping Nearby**
View: **Downtown, Lake**
Topography: **Retire Com:**
Restrictions: **Fronting On: East**
Exposure: West

Interior

Interior Feat: **Accessory Apartment, Water Heater Owned**
Basement: **Partial Basement**
Laundry Feat: **In Kitchen, Main Level**
Cooling: **None**
Heating: **Forced Air-Propane**
Under Contract: **Propane Tank**
Inclusions: **Microwave, Refrigerator, Smoke Detector, Stove**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No**
Legal Desc: **PT LT 6 RANGE 3 PL 169 AS IN LR294829; WESTPORT**
Zoning: **C1-1**
Assess Val/Year: **\$231,000/2016**
PIN: **441020291**
ROLL: **084200004229200**
Possession/Date: **Flexible/**
Local Improvements Fee:
Survey: **None/**
Hold Over Days:
Occupant Type: **Owner**
Deposit: **10,000**

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Questions? Contact us:

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