

	12 Bedford St Westport Ontario K0G 1X0 Westport 815 - Westport Leeds and Grenville SPIS: No Taxes: \$5,321.15/2026/Annual DOM: 0		List: \$629,000 For Sale Last Status: NEW																											
	For: Sale Commercial/Retail Retail Retail Store Related Directions: Bedford Street in Westport	Freestanding: No Lse Term Months: / Franchise:	Comm Condo Fee: Possession Remarks: TBD																											
MLS#: X13710010 PIN#: 441020125 Legal: PT LT 3 N/S BEDFORD ST PL 169 AS IN LR380047; S/T LR380047; T/W LR380047; S/T INTEREST IN LR380047; WESTPORT																														
Total Area: 0.05 Acres Ofc/Apt Area: 50 % Indust Area: Retail Area: 50 % Apx Age: 51-99 Volts: Amps: Zoning: C1-1 Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: N Heat: Baseboard, Other, Propane Gas Phys Hdp-Eqp:	Survey: Lot/Bldg/Unit/Dim: 34.92 x 58.6 Feet Building Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: Municipal Water Supply Type: Sewers: Sanitary A/C: Y Utilities: A Garage Type: None Park Spaces: #Trl Spc:	Prop Feat: Security Feat: No Soil Test: Out Storage: Rail: No Crane: Basement: Yes Elevator: None UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl:																												
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Client Remks: Prime Westport commercial retail & residential opportunity! Exceptional opportunity to own a versatile commercial property in the heart of the Village of Westport! Ideally situated in the downtown core, this property offers excellent visibility and exposure to both pedestrian and vehicular traffic, making it an outstanding location for a retail business. The main floor features approximately 1,140 sq. ft. of retail space, currently operating as an established clothing and shoe store. The spacious and functional retail area offers an attractive layout with excellent flexibility for a variety of retail uses. The main floor also features two change rooms, two storage areas, and a convenient 2-piece staff washroom. An additional second-floor storage area provides valuable space for inventory and business operations. Adding to the property's versatility is an upstairs two-bedroom apartment, accessed conveniently from the rear of the building. The residential unit provides an excellent opportunity for an owner-operator, additional rental income, or staff accommodation. The property also offers access to the unfinished basement from the rear of the building. The basement is only used for building utilities and mechanical equipment and is not used for store storage. Building services include forced-air propane heating, along with a newly added heat pump. The heat pump provides air conditioning during the summer months. The upstairs apartment is equipped with electric baseboard heating. With its central village location, strong visibility, commercial retail space, dedicated storage, residential accommodation, and multiple income-use possibilities, this property presents a rare opportunity to establish or expand a business while benefiting from the added flexibility of an on-site residential unit. Prime location. Excellent exposure. Commercial and residential potential - all in the heart of the beautiful Village of Westport. Inclusions: Apartment Fridge, Apartment Stove, Store Track Lighting Exclusions: All interior items that are associated with the store, Slat Wall																														
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE Ph: 613-273-9595																														