



*Prime Mixed-Use Mainstreet
Investment Opportunity*

12 Bedford Street, Westport, ON

Prime Commercial Retail Building with 2-Bed Apartment in Downtown Westport

X13710010

\$ \$629,000

1,140 Sq Ft
Retail Space

3 Bed Apt.

0.05 Acres

C1-1 Zoning

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.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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An aerial photograph showing a scenic property. In the background, a calm lake is bordered by a dense green forest. In the foreground, a large green lawn sits next to a dark blue building with a red roof. Below this, a white commercial-style building with a brown roof and large windows is visible, situated on a street corner. The entire image is partially covered by a large white circle containing the title and address.

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Westport, ON**

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Prime Commercial Retail Building with 2-Bed Apartment in Downtown Westport

- **Prime Westport Commercial Retail & Residential Opportunity:** 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.
- **Main Floor Retail Space:** 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.
- **Upstairs Two-Bedroom Apartment:** 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.
- **Basement & Building Systems:** 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.
- **A Rare Mixed-Use Opportunity:** 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.

Directions

- Bedford Street in Westport

MORE INFORMATION

Mechanical & Utilities

- Heating: Forced-air propane (main floor) + electric baseboard (upstairs apartment)
- Cooling: New heat pump installed 2024 (Thake Comfort), provides A/C for summer months
- Internet: WTC fiber available on-site
- Basement: Unfinished; used for mechanical equipment only (not for storage)

Recent Improvements

- New storefront windows installed June 2026
- Newly constructed barn doors added to create additional storage space
- Heat pump (2024) as noted above

Second-Floor Bonus Space

- Approx. 22' x 14' room with window and exterior access to a second-floor deck
- Currently used as overflow storage for the main-floor retail store
- Future possibilities: could be incorporated into the existing apartment or converted into a separate AirBnB-style suite (buyer to verify local regulations and permitting)

Upstairs Apartment

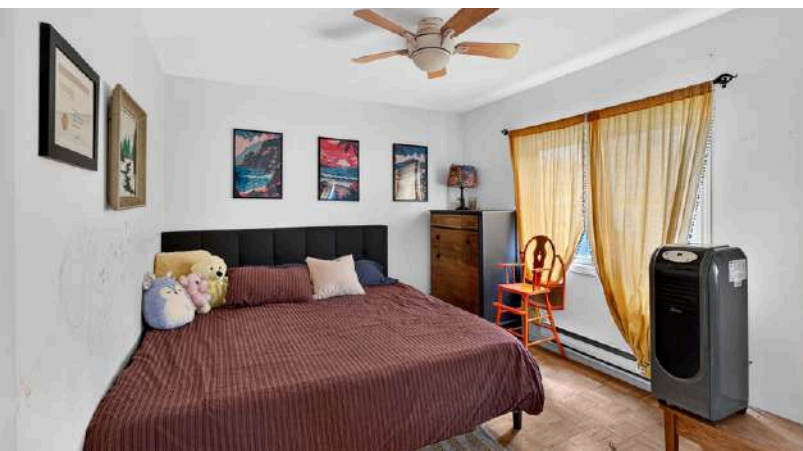
- 2-bedroom unit with separate rear entrance
- Current monthly rent: \$1,250.00

Financials

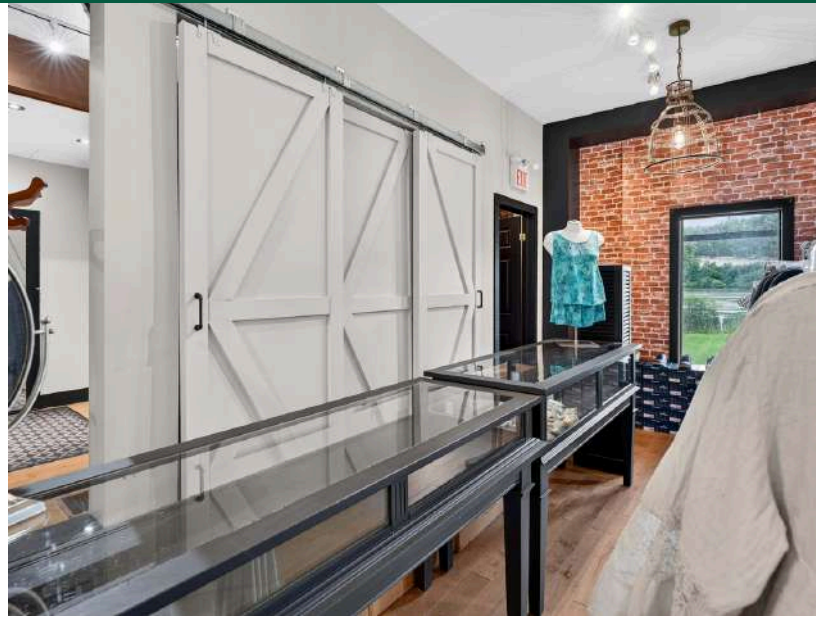
- Annual property insurance: approx. \$1,850.00

Buyer Notes

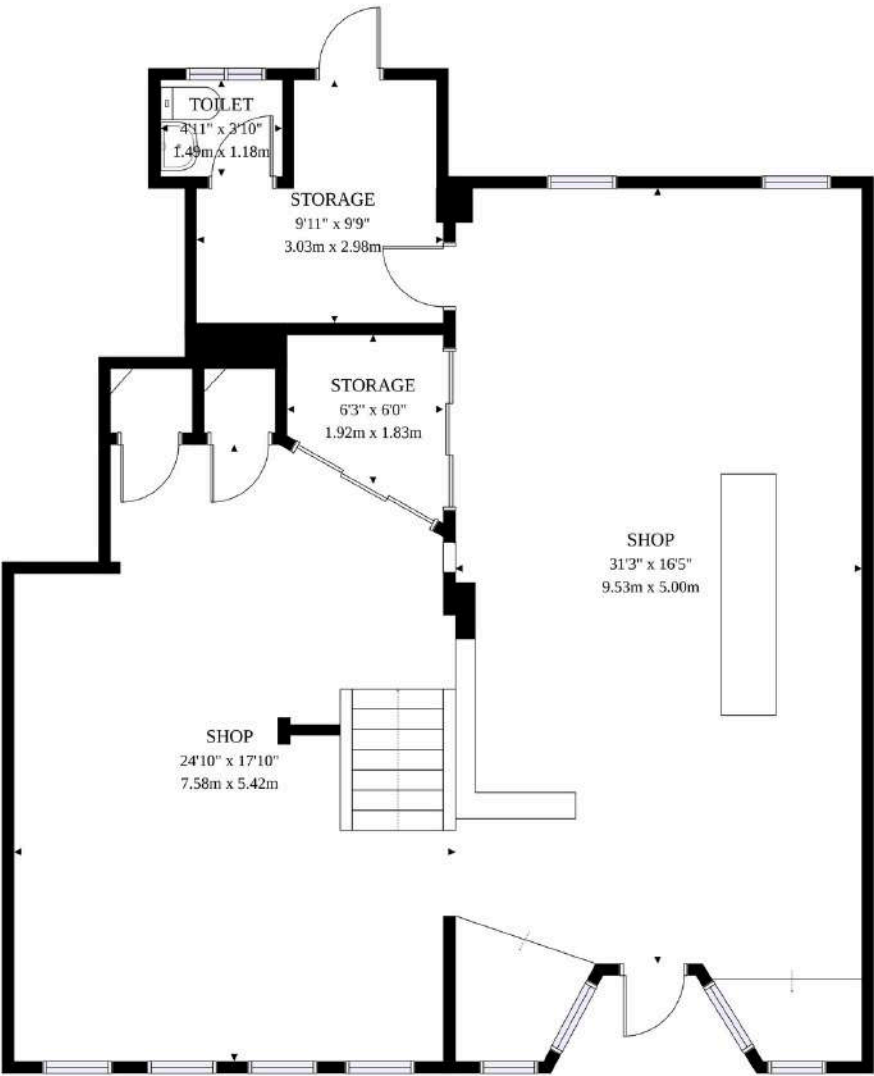
- Select fixtures and finishes (e.g., cash counter, slat wall, lighting) are negotiable and not automatically included unless agreed upon
- Other items not specifically listed may also be negotiable, inquiries welcome during showings



GALLERY



FLOORPLAN: RETAIL SPACE



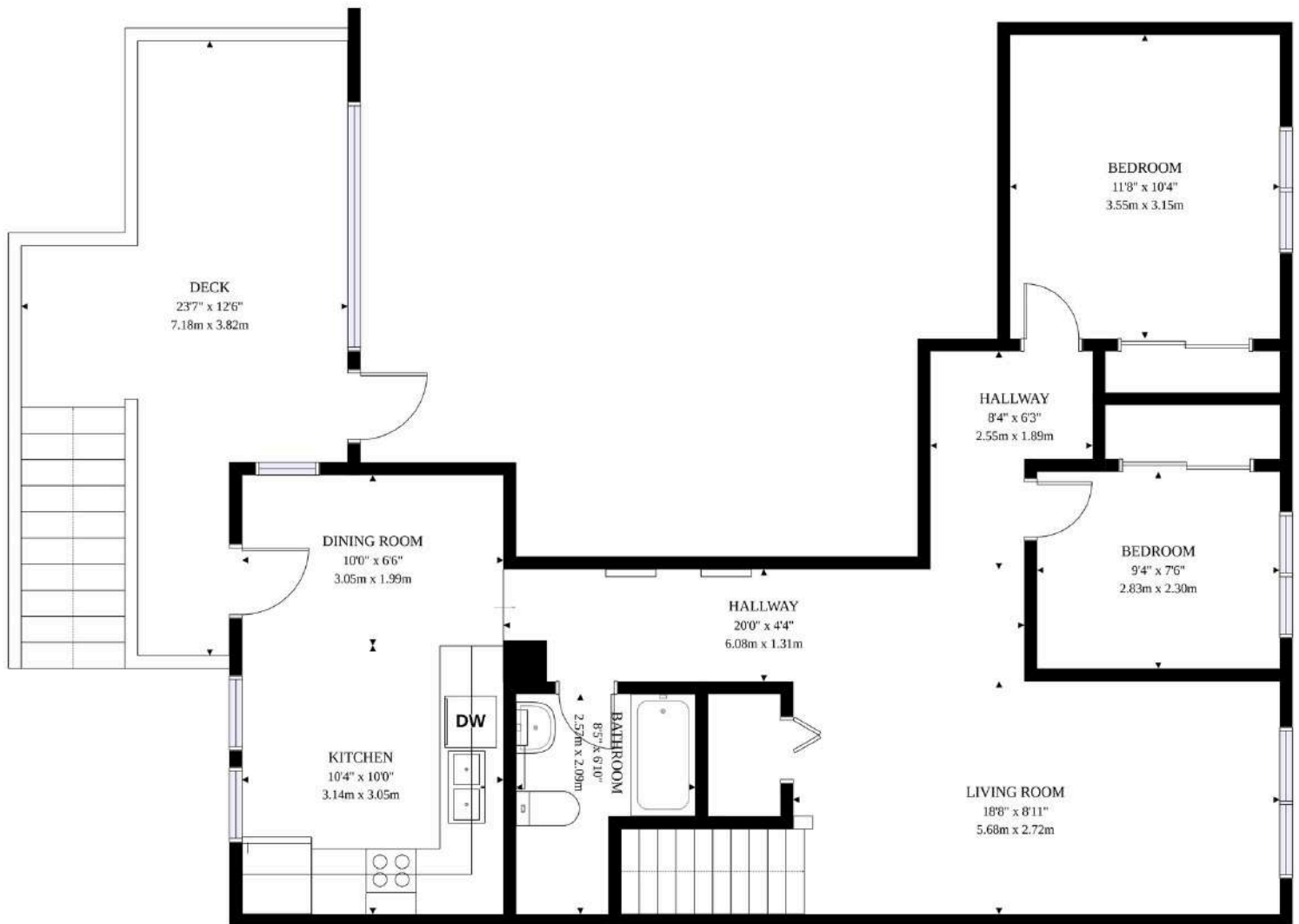
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1143 sq.ft, 106.20 m²; FLOOR 2: 447 sq.ft, 41.51 m²
TOTAL: 1590 sq.ft, 147.71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOORPLAN: 2-BED APARTMENT



GROSS INTERNAL AREA

FLOOR 1: 800 sq.ft, 74.28 m²

TOTAL: 800 sq.ft, 74.28 m²

EXCLUDED AREA

DECK: 184 sq.ft, 17.07 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

C1-1 ZONING

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

C1-1 ZONING

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=V3QbBrqhsjx>

Video Tour



Scan the QR Code or Visit:
https://youtu.be/rthbd_Q7Drg

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/foc3MVsk5T7ogr9T7>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/12BedfordStreet/>

MLS LISTING

	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
	Commercial/Retail Retail Retail Store Related Directions: Bedford Street in Westport	Freestanding: No Lse Term Months:/ Franchise:	For: Sale 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 % 51- Apx Age: 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:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Stmt:
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
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			



Questions? Contact us:

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