



REAL ESTATE  
BROKERAGE

COMMERCIAL

RETAIL  
**FOR SALE**



12 Elgin Street West, Arnprior, ON



Excellent Investment Opportunity!  
Great Street exposure in downtown Arnprior.  
Lots of power, great for a restaurant!  
**PRICED TO SELL!! \$189,000**

Exclusive Listing Agent cherylkl@clvgroup.com  
Cheryl Kardish-Levitan www.clvrealty.com  
Broker 613-604-0608

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Information furnished regarding this property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



# REAL ESTATE BROKERAGE

12 Elgin Street, West, Arnprior, ON

Commercial

Sale Price: **\$ 189,000**  
Type: Two-Storey, Retail  
Building Size: +/- 4,200 square feet  
Ceiling: 9 foot ceilings  
Power: 600 Volts, 400 Amps  
Site Area: 3,250 Square Feet  
Tenancy: Single or Multi  
Zoning: Mixed Use Commercial Zoning



## Description

Excellent investment opportunity! Busy traffic corridor in the heart of downtown Arnprior! Two-storey brick building with a one-storey concrete block addition. Lots of power, great for a restaurant! 5 hydro meters, 3 being used. 2 bathrooms on main floor, 2 bathrooms on second floor. 9 Foot ceilings. Second floor was used for commercial but can be remodeled for 2 apartment rentals. Great Commercial Opportunity for Owner/ Occupier!!

## Zoning

The list of permitted uses includes:

### 8.1 PERMITTED USES

No person shall use any land or erect or use any building or structure in any MUC Zone except for:

#### (a) Residential Uses

- an accessory dwelling unit, EXCEPT, in the case of an automobile service station or commercial garage where the accessory dwelling unit shall be a single detached dwelling.
- existing single detached, semi-detached, or duplex dwelling
- converted dwelling
- apartment dwelling
- dwelling units on the upper floors of a commercial building
- group home
- bed and breakfast establishment

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## Zoning Continued

### (b) Non-Residential Uses

- assembly hall
- amusement arcade
- automotive-car wash
- automotive-commercial garage
- automotive-gasoline bar
- automotive-service station
- automotive-store
- automotive-vehicle sales or rental establishment
- bed and breakfast establishment
- brewing establishment
- business office
- church
- clinic
- convenience store
- day nursery
- eating establishment, drive-in
- eating establishment
- eating establishment, take-out
- educational facility
- farm produce market
- furniture showroom and workshop
- funeral home
- general service shop
- hotel
- laundromat
- motel
- motor hotel
- park
- public building
- private club
- personal service shop
- place of entertainment
- professional office
- retail store including one in which the products are manufactured on the premises, provided that the space devoted to such manufacturing is secondary to the retail use
- shopping plaza
- tavern or public house



Any change of use would require compliance with all provisions of the by-law.

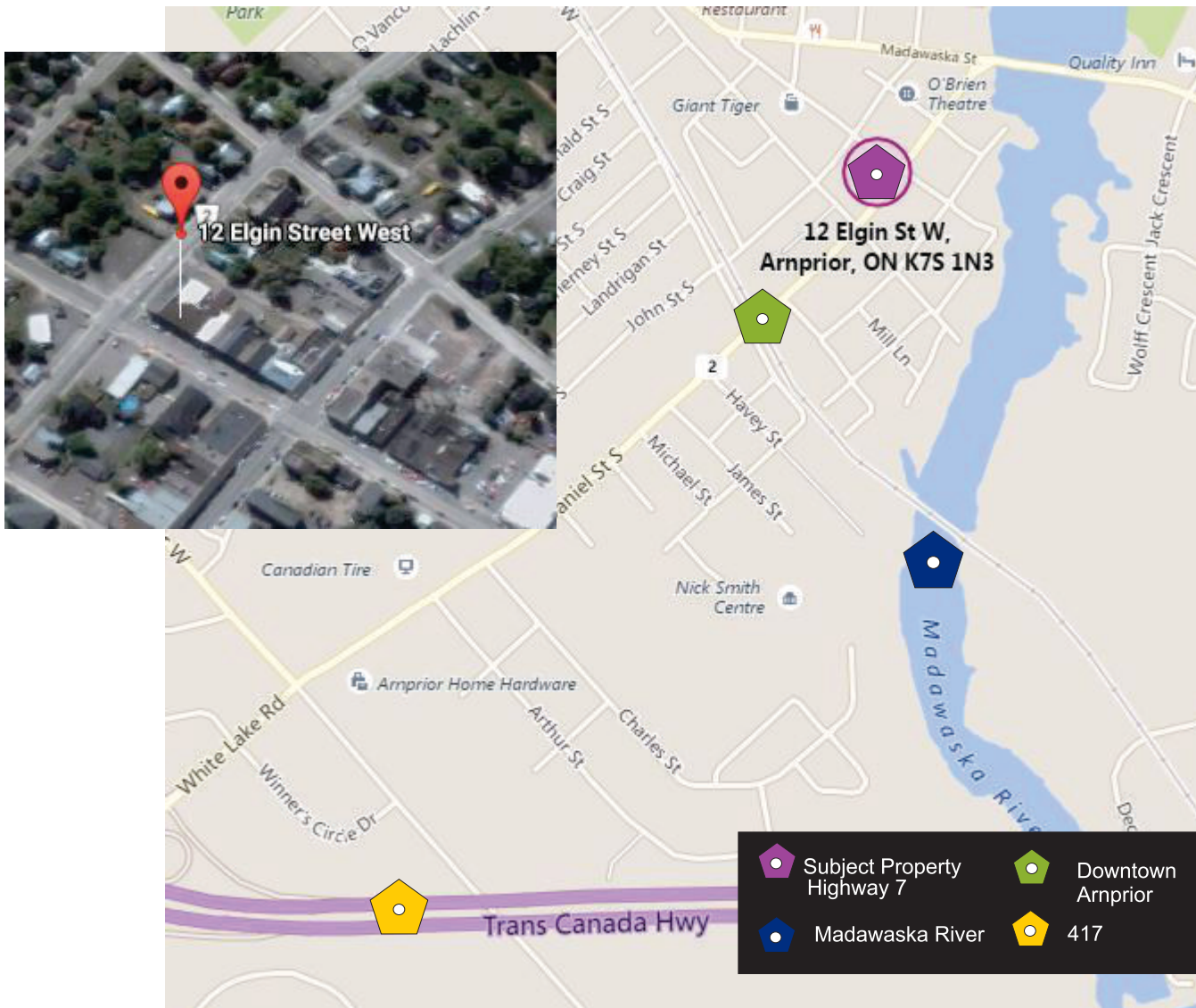




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