

RETAIL PROPERTY

FOR SALE



79 King Street West D, Cobourg, ON, K9A 3P9



Situated in the heart of Cobourg, the location places investors within one of the town's most established and appealing downtown settings. The area offers a vibrant mix of civic, cultural, and waterfront attractions that help draw steady local and visitor activity throughout the year.

- Formerly the Godshot Cafe & Wine Bar.
- Beautifully updated and ready to continue the use or be converted to a wide range of uses such as service commercial, professional commercial or specialty food offering.
- This is a great opportunity to be your own landlord. Pay yourself the rent you can afford and take advantage of the capital appreciation.
- Located in the heart of an established community steps from the marina, yacht club, beach and park, and close to Victoria Hall, the art gallery, the concert hall and live music venues.
- There is a useful basement and rear access to a small patio.



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Traffic Counts:
King St W, west of 3rd St - 4,924 (AADT)

PROPERTY DETAILS

Size:	995 SF
Listing Price:	\$475,000
Availability:	Immediate

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	5,978	21,221	24,509
Daytime Population	5,239	24,258	28,701
Total Households	2,965	9,443	10,769
Average Household Income	\$103,868	\$117,422	\$121,344
Data Source: Environics Estimates 2025			

Google

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ZONING DETAILS

PERMITTED USES:

- Accessory dwellings
- Adult of continuing education schools
- Apartment dwellings in a commercial or institutional building
- Art galleries
- Banquet halls
- Business offices
- Child care centres
- Commercial fitness centres
- Commercial parking lots
- Commercial schools
- Community centres
- Elementary schools
- Emergency service facilities
- Financial institutions
- Flea markets/Farmers markets
- Food trucks
- Funeral homes
- Garden Centres
- Group home type 1
- Health service facilities
- Hotels
- Kennels, day
- Libraries
- Long term care homes
- Micro-breweries/wineries/distilleries
- Museums
- Nightclubs
- Personal service uses
- Places of worship
- Post-secondary schools
- Private clubs
- Private schools
- Recreational establishments
- Repair shops
- Restaurants
- Retail stores
- Retirement homes
- Secondary schools
- Specialty food uses
- Studios
- Supermarkets
- Theatres
- Trade and convention centres
- Veterinary clinics

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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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