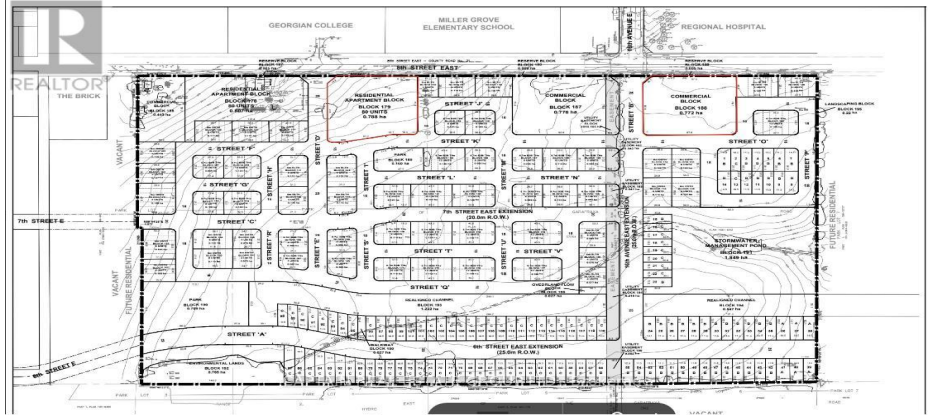
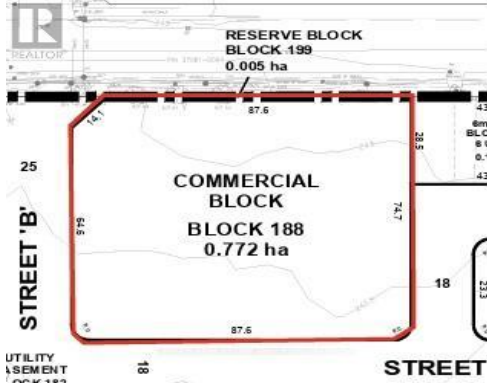


FOR SALE — DOWNTOWN COMMERCIAL DEVELOPMENT OPPORTUNITY

**\$1,910,000**

1415 8th Street, Owen Sound, Ontario N4K 5N9



## PROPERTY DETAILS

List Price

**\$1,910,000**

Property Type

**Commercial / Retail (Vacant Land)**

Zoning

**Retail Commercial**

Land Size

**1.91 ac (Block 188 — 0.772 ha)**

Frontage

**311 ft**

Land Depth

**243 ft**

Annual Taxes

**\$6,000**

Water

**Municipal**

Cross Streets

**16th Ave & 8th Street**

Business Type

**Retail & Wholesale**

Days on Market

**221 days**

## LISTING DESCRIPTION

Exceptional Downtown Commercial Development Opportunity in Owen Sound. A unique chance to acquire a vacant commercial lot in the vibrant downtown core of one of Grey County's most rapidly growing urban centres — just a few hours from Toronto and the U.S.-Canada border, with direct access to major surrounding markets.

The site enjoys a prime location directly across from the Regional Hospital, Georgian College, Miller Grove Elementary School, and the Community Centre — anchors that generate consistent daily foot traffic and long-term demand. Convenient access to diverse shopping amenities and the picturesque lakefront further enhance the site's appeal.

## KEY HIGHLIGHTS

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- Site is **zoned and site plan approved** for retail commercial use
- Soils and environmental studies available upon request
- Parcel to be **severed from the larger development**
- Directly across from Regional Hospital, Georgian College & Community Centre
- Purchaser responsible for development charges and servicing costs
- All prospective buyers are encouraged to conduct thorough due diligence

### ALSO AVAILABLE AT THIS SITE

#### **Residential Apartment Block (80 Units) | \$1,950,000**

Land Size: 1.95 ac (Block 179 — 0.788 ha)

An adjacent residential parcel at the same address is available for apartment development — ideal for student housing given proximity to Georgian College. Zoned Residential Apartment Block, site plan approved. Both parcels may be acquired together or independently.

### LISTING BROKERAGE

**KIGO REALTY INC.**

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