

899

2ND AVENUE EAST | OWEN SOUND

FOR SALE

HIGH PROFILE CORNER BUILDING



CBRE

899 2ND AVENUE EAST | OWEN SOUND

PROPERTY HIGHLIGHTS

- High-profile corner building for sale at 2nd Avenue and 9th Street, offering high visibility and accessibility
- Full high and dry basement available
- 4 on-site parking spots located at the rear of the building
- Free parking Monday – Friday of 40+ parking stalls directly behind the building on municipal parking lot
- Recently renovated and refreshed interior and exterior
- Variety of permitted uses
- Suitable for owner-occupiers or investors
- Property is eligible for grants from Owen Sound of up to approximately \$20,000

TOTAL UNIT SIZE

4,745 Sq. Ft.

BASEMENT SIZE

3,605 Sq. Ft.

ASKING PRICE

\$950,000

2025 TAXES

\$32,109

POSSESSION

Immediate

PARKING

4 Parking Spots On Property

CLICK TO
SIGN & SEND CAS





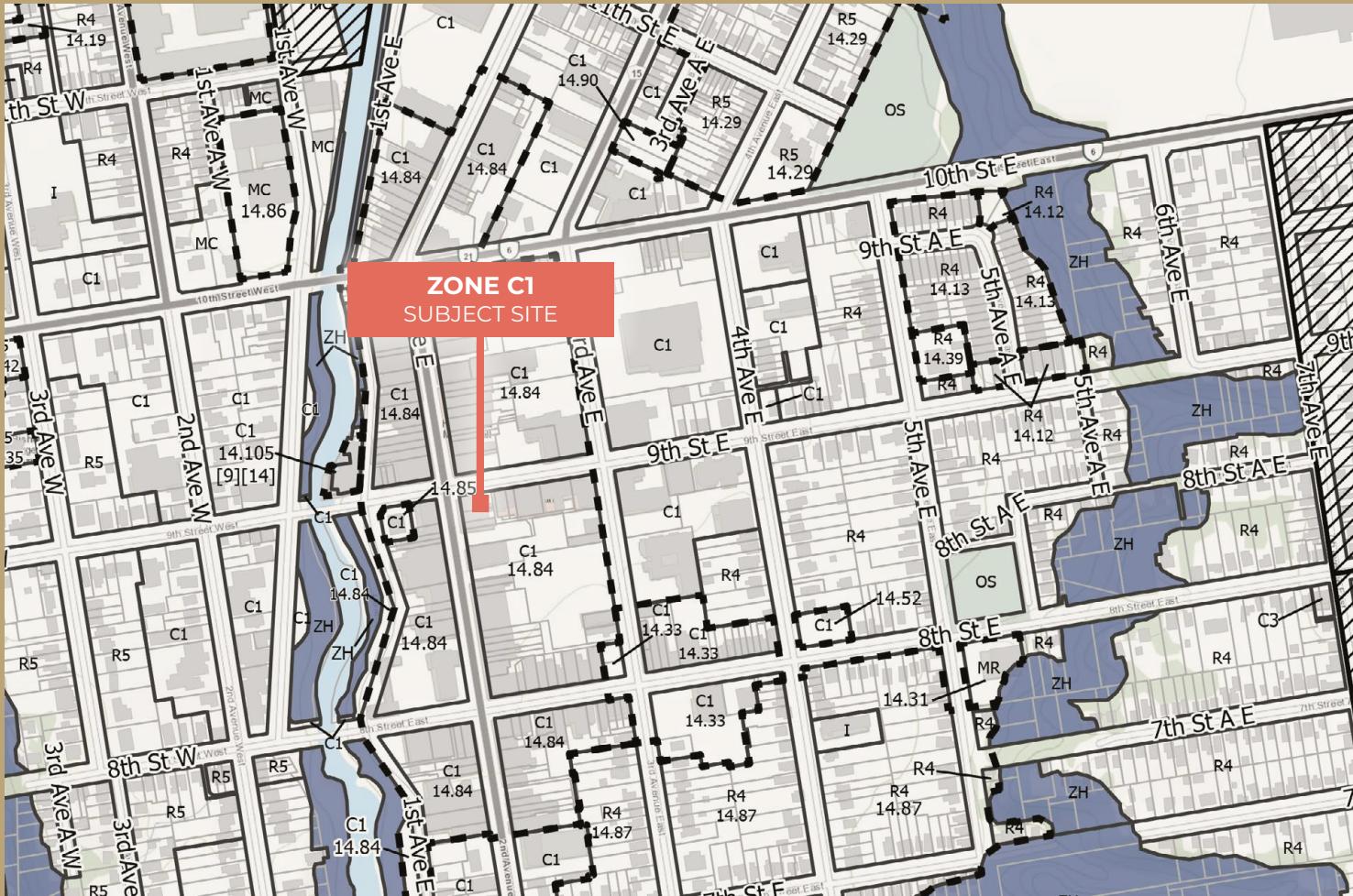
MAIN FLOOR



LOCATION & AMENITIES



ZONING & PERMITTED USES



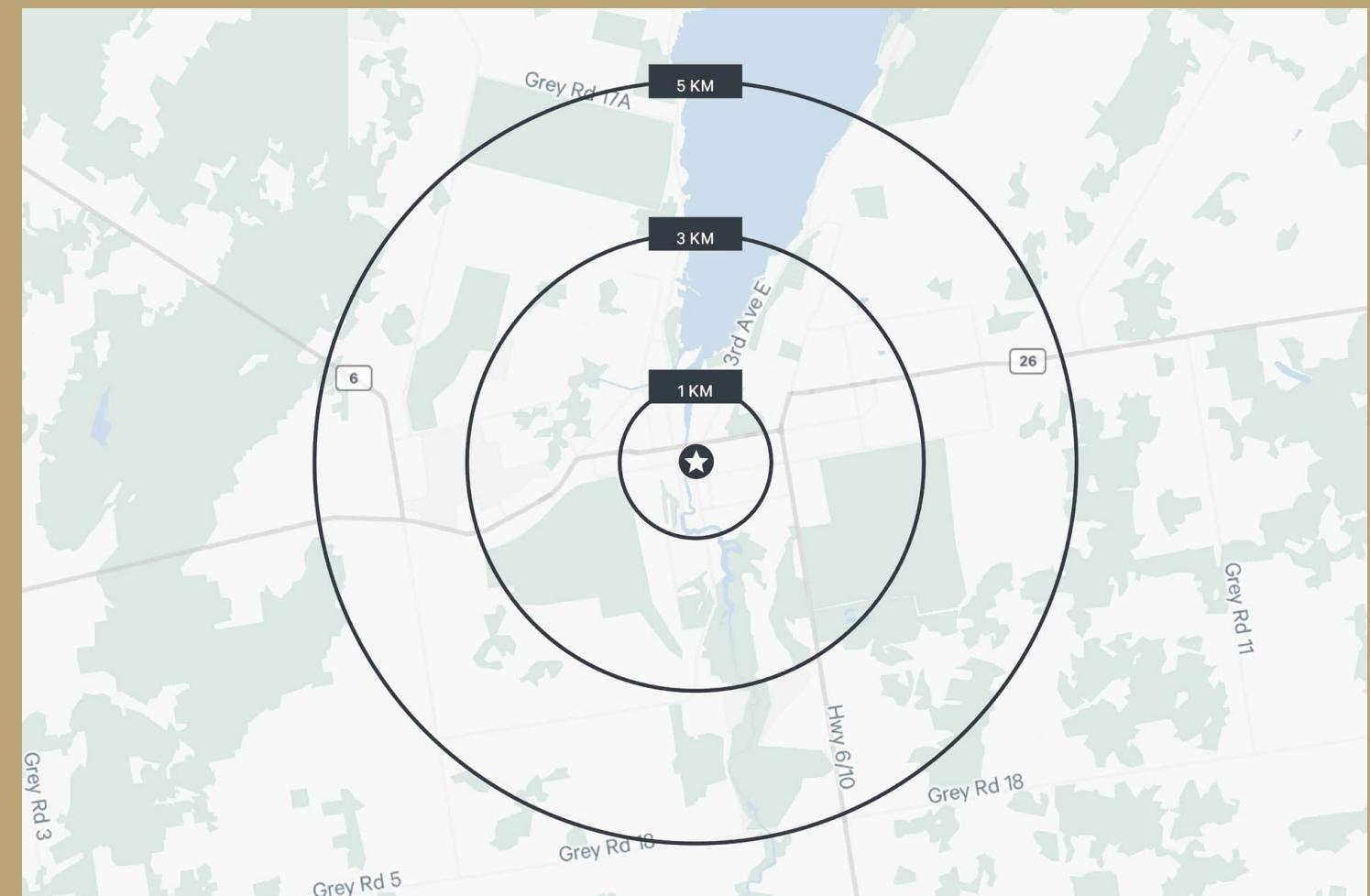
CLICK TO VIEW
C1
ZONING BY-LAW

CLICK TO VIEW
CITY OF OWEN SOUND
ZONING DEFINITIONS

PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

- Catering Services
- Clinics
- Commercial Schools
- Community Centre
- Community Lifestyle Facilities
- Convenience Stores
- Day Nursery
- Financial Institutions
- Funeral Homes
- Grocery Store
- Hotels
- Laundromat
- Libraries
- Long Term Care Facility
- Museums/Galleries
- Offices
- Personal Service Use
- Printing and Publishing Establishments
- Rental Stores, Media
- Repair Stores
- Restaurants
- Retail Stores
- Service Uses
- Shopping Centre
- Transportation Depot
- Veterinarian Clinics
- Wholesale Establishments

DEMOGRAPHICS



TOTAL POPULATION
2025

1 KM

7,639



POPULATION GROWTH
2025 - 2030

3 KM

24,111

3.1%



DAYTIME POPULATION
2025

5 KM

27,253

3.0%

24,953



HOUSEHOLD INCOME
2025

\$89,131

\$101,563

\$104,229

FOR MORE INFORMATION, PLEASE CONTACT:

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