

**95 A & B Main Street, Gananoque ON**  
**\$350,000**



**Description**

Endless Possibilities!!! This legal duplex featuring historic charm is zoned for residential and commercial use. It sits on a corner lot just steps away from the beautiful Thousand Islands waterfront. Excellent location provides easy access to local shopping, food, and entertainment. Ideal if you're looking to start your own business. A perfect live-in investment, multi family home or cash flowing rental property; the possibilities are endless. Inquire today and don't miss out on this incredible opportunity!

<p><b>Property Summary</b></p> <p><b>Property Type</b> Multi-family</p> <p><b>Community Name</b> County of Leeds</p> <p><b>Title</b> Freehold</p> <p><b>Land Size</b> under 1/2 acre</p> <p><b>Age Of Building</b> over 50 years</p> <p><b>Parking Type</b></p>	<p><b>Building</b></p> <p>Interior Features</p> <p><b>Basement Development</b> Unfinished</p> <p><b>Basement Type</b> Partial (Unfinished)</p> <p>Building Features</p> <p><b>Features</b> Balcony</p> <p><b>Foundation Type</b> Stone</p> <p>Heating &amp; Cooling</p>
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No Garage, Oversize	<b>Heating Type</b> Forced air (Electric) Utilities <b>Utility Communications</b> Cable Internet access <b>Utility Sewer</b> Municipal sewage system <b>Water</b> Municipal water Exterior Features <b>Exterior Finish</b> Stucco, Vinyl siding
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