

Retail/Office Investment Opportunity



For Sale

197 Water Street W
Prescott, ON

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Property Overview

Own a landmark property, the Moran & Hooker Building, a beautifully restored 25,000+ SF mixed-use asset. Positioned along the scenic Prescott waterfront, this iconic stone property dates to the mid-1800s and blends timeless heritage character with modern functionality. The building has been restored/converted into a 15-unit commercial complex featuring a diverse tenant mix of professional offices and service businesses, along with a fully-built-out waterfront facing pub space. Offered partially leased, the property provides stable income with upside through lease-up, repositioning, or owner-occupier use. Tenants/visitors benefit from direct access to the St. Lawrence River and Riverwalk Park. Additional features include on-site parking lot, 1000 Amp/208v/3-phase power, separately metered units, sprinkler systems, and modern HVAC throughout. Located in a growth-oriented community, the property also presents future development potential for a variety of alternative uses, making this a compelling investment.

Asking Price **\$3,500,000.00**

Property Details

Address	197 Water Street W Prescott, ON	PIN	681620134
Legal Description	LT 12 S/S WATER ST BLK 2 PL 19 PRESCOTT; PT LT 10 S/S WATER ST, 11 S/S WATER ST BLK 2 PL 19 PRESCOTT; PT WATER LT 10 BLK 2 PL 19 PRESCOTT; PT WATER LT 11 BLK 2 PL 19 PRESCOTT; PT WATER LT 12 BLK 2 PL 19 PRESCOTT PT 1, 15R6713, EXCEPT PTS 1, 2 & 3, 15R11743 SUBJECT TO AN EASEMENT OVER PT 4, 15R11743 IN FAVOUR OF PTS 1, 2 & 3, 15R11743 AS IN GC39415 TOWN OF PRESCOTT	Site Area	15,995.16 SF
		Building Area	25,030.62 SF
		Electrical	1000 Amp/208V/3-phase
		Heating/Cooling	Modernized system throughout
		Parking	Ample
		Property Taxes	\$49,907.14 (2026)

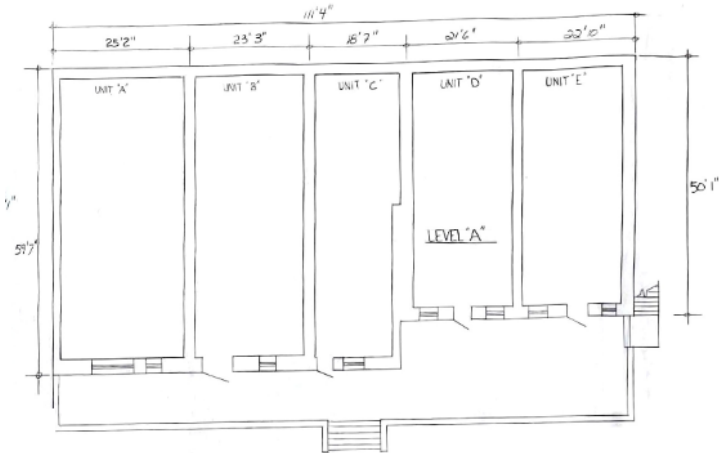
Zoning | C1 - General Commercial & R2 - Medium Density Residential

- Antique Store
- Arcade/Video Arcade
- Art Gallery
- Bake Shop
- Bakery
- Bank
- Bed and Breakfast Establishment in an existing single detached dwelling
- Business, Professional or Administrative Office
- Business Service Establishment
- Cinema/theatre
- Clinics or offices of medical practitioner
- Convenience Store
- Dry cleaning distribution establishment
- Existing residential uses
- Florist
- Food supermarket
- Funeral home
- Hotel and motel
- Institutional
- Laundromat
- Library
- Marina
- Medical/Dental Office
- Mixed Use Building
- Museum
- Office
- Parking garage or lot
- Personal service establishment
- Pharmacy
- Place of assembly
- Printing establishment
- Private club
- Private instructional facility
- Restaurant
- Retail store
- Service shop
- Studio (second storey)
- Tavern
- Taxi dispatch
- Tourist Inn
- Tourist Outfitters Establishment
- Video Rental Outlet
- And more...

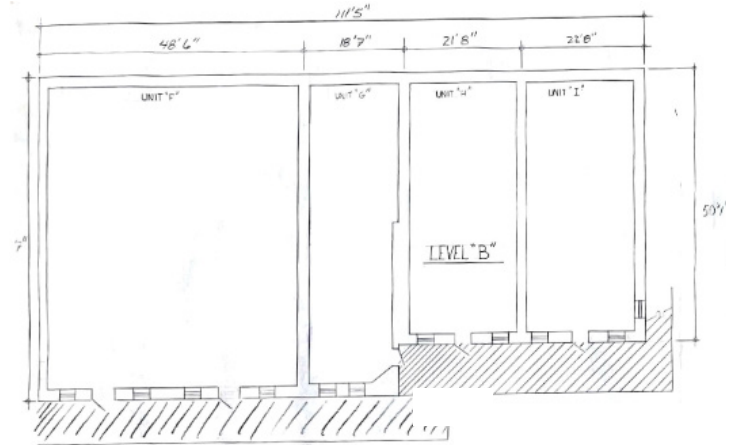


Floor Plans

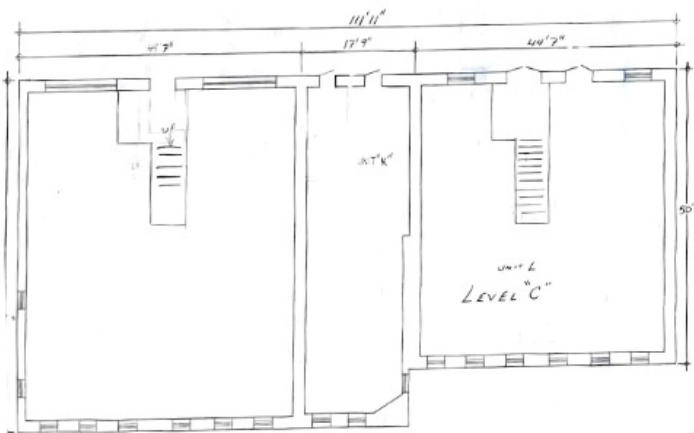
Level A



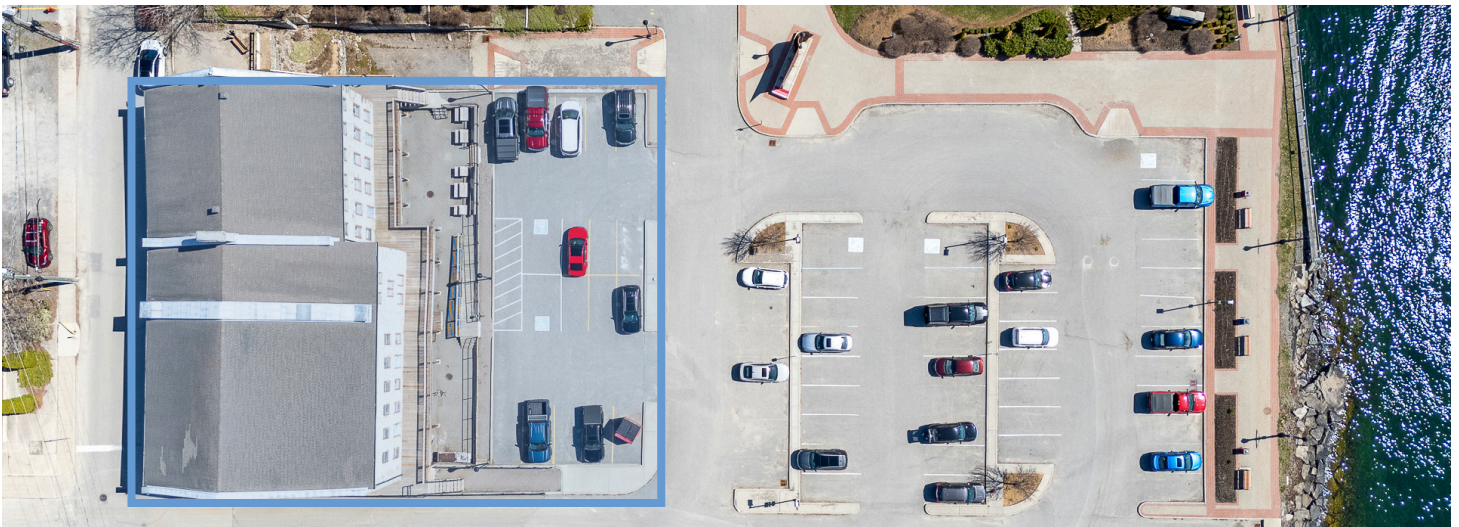
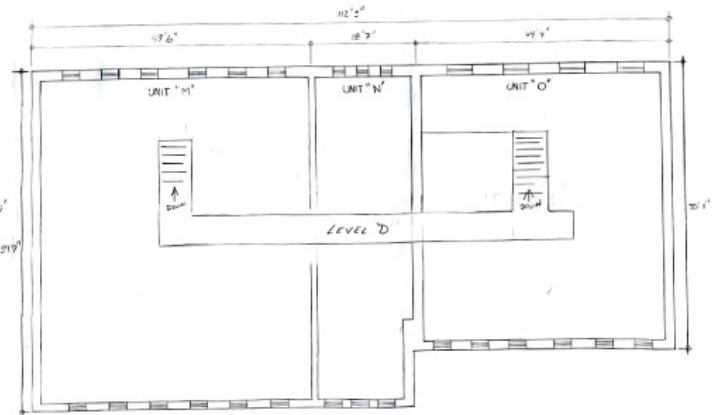
Level B



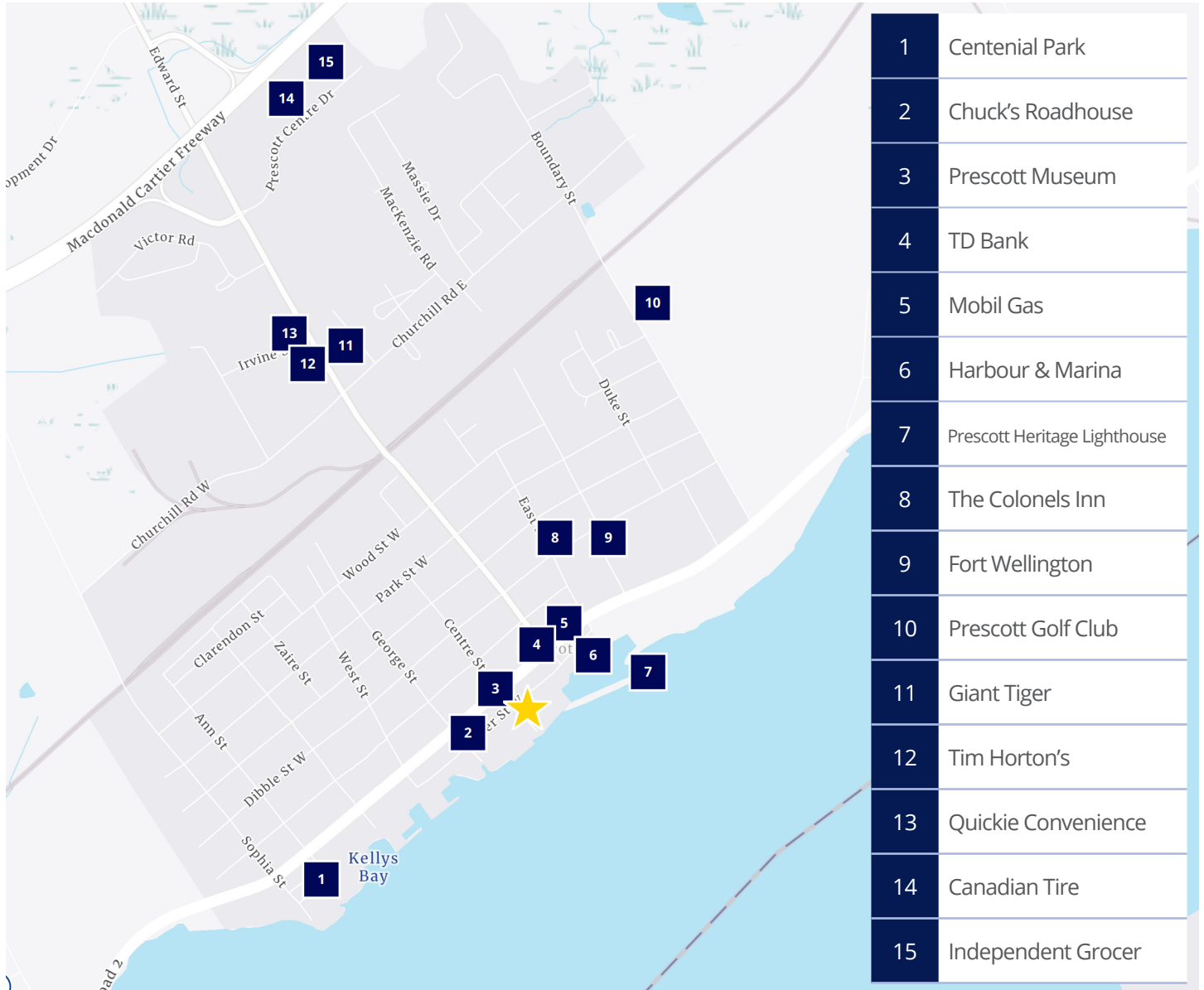
Level C



Level D



Location Overview



Demographics

Within 40km



Current population

114,400



Current Households

47,173



Average household income

\$141,173.61



Unemployment rate

6.0%



Total Population Median Age

46



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[View Online Listing](#)

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