



Listing Brochure

7 Water Street East

Little Current

LISTING REPRESENTATIVE

Justin Muzzatti, REALTOR®

705-673-3000

justin.muzzatti@mgre.ca



Mallette-Goring Inc.
REAL ESTATE BROKERAGE



FoR Sale

7 WATER, LITTLE CURRENT ON

Prime Commercial Location in Downtown Little Current

This exceptional property on Water Street is great for attracting lots of visitors, and is just a hop away from the town docks and the beautiful North Channel of Lake Huron! This building is home to amazing tenants and brings in steady income. The main floor has a cozy coffee shop that's been a favourite for nearly 20 years, plus a large unit occupied by a reliable, office tenant.

On the second floor, there's a lovely, newly renovated two-bedroom apartment with stunning views of the North Channel! All the units are easily accessible from the sidewalk, making it super convenient for everyone. This property not only provides a steady income stream but also offers significant potential for growth and development in a desirable location.



ADDITIONAL DETAILS



1 RESIDENTIAL UNIT WITH
2 BEDROOMS



2 COMMERCIAL UNITS
1 OFFICE UNIT
1 RESTAURANT UNIT

BOOK YOUR SHOWING TODAY!

The Property

7 Water St. E
Little Current



LOCATION

LITTLE CURRENT, ONTARIO



LEGAL DESCRIPTION

PT LT 22 N/S CAMPBELL ST PL
SHAFTESBURY PT 1, 31R3357; NE
MANITOULIN & ISLANDS



PIN & ARN

PIN: 471220509

ARN: 511902000404700



OWNERSHIP

FREEHOLD



ZONING

C1

PLEASE SEE NEXT PAGE FOR
ZONING DETAILS AND PERMITTED
USES.

Municipal

ZONING DETAILS

7.6 Core Commercial (C1) Zone

7.6.1 Permitted Uses

No person within any Core Commercial (C1) Zone shall use any land, or erect, alter or use any building or structure except for one or more of the following uses:

a) Residential Uses

- a dwelling unit or units in accordance with the provisions of Section 6.12 of this By-law.
- an existing dwelling unit

b) Commercial Uses

- an art gallery
- a gift shop
- a convenience retail store
- a personal service shop
- a retail store
- a restaurant
- a laundromat
- a commercial garage
- a financial institution
- a post office
- a business or professional office
- a hotel

c) Institutional Uses

- a public building

7.6.2 Zone Regulations

No person within any Core Commercial (C1) Zone shall use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 6 - General Provisions and the following:

A commercial building or lot:

a)	Minimum lot frontage	none
b)	Minimum lot area	none
c)	Maximum lot coverage (%)	none
d)	Minimum front yard	none
e)	Minimum rear yard	6.0 m
f)	Minimum interior side yard	0 m
g)	Minimum exterior side yard	0 m
h)	Maximum building height	12.0 m

The Lot

7 Water St. E
Little Current



LOT SIZE

Area: 3,595.14 ft²(0.083 ac)

Perimeter: 308.40 ft

Measurements: 92.38 ft x 11.85 ft x 26.77 ft x 32.00 ft x 117.44 ft x 29.19 ft



Connect with us



+1 705-673-3000



info@mgre.ca



www.mallettegoring.com



7 WATER ST. E LITTLE CURRENT

Unit	Current	Projected
Unit 1 - Coffee Shop	\$750.00/mth	\$1,500.00/mth
Unit 2 - Office Tenant	\$3,545/mth	\$3,600.00/mth
Unit 3 - 2 Bedroom + Den	\$2,000.00/mth	\$2,500.00/mth
Total Monthly Rent	\$6,295.00	\$7,600.00
ANNUAL GROSS	\$75,540.00	\$91,200.00



7 WATER ST. E LITTLE CURRENT

Income	Annual
Apartment Revenue	\$24,000.00
Commercial Revenue	\$51,540.00
GROSS INCOME	\$75,540.00
Expenses	Annual
Insurance	\$8,509.06
Hydro	\$10,035.39
Loan Interest	\$1,620.32
Prof. Fees	\$1,483.00
Bank Fees	\$228.00
Property Taxes	\$8,509.00
Water	\$1,577.92
Reliance (Hot Water Tank)	\$280.88
Maintenance	\$1,436.51
Furnace Oil	\$4,379.13
OPERATING EXPENSES	\$38,059.21
NET OPERATING INCOME	\$37480.79



Mallette-Goring Inc.
REAL ESTATE BROKERAGE

Meet your Team

Discover the Professionals Behind Your Success



Chris Tammi
Director & Broker of Record



Christine Rochon
Operations Manager



Erica Asante - Yeboah
Operations & Project Coordinator



Justin Muzzatti
Sales Representative



Craig Grillanda
Sales Representative



Jim Gainer
Broker



Mallette-Goring Inc.
REAL ESTATE BROKERAGE

© 2026 Mallette-Goring Real Estate Brokerage Inc. All rights reserved. This document and its contents remain the exclusive property of Mallette-Goring Real Estate Brokerage, and neither the document nor any of its contents are to be duplicated or shared without written authorization. Disclaimer: This document is for information purposes only, for the purpose of reference for which it has been prepared and is not a substitute for legal or other professional advice in connection with any particular matter. Users should verify the information in this document independently prior to making decisions or acting upon it. Information furnished by others is believed to be reliable, but no warranty is given as to the accuracy of such information. No investigation has been made of, and no responsibility is assumed for legal matters including title or encumbrances. Areas, dimensions, maps and sketches of any property referenced in this document were obtained from sources believed to be reliable but are only to assist the reader in visualizing the property/site, and no responsibility is assumed for their accuracy. No responsibility is assumed for hidden or unapparent conditions of the site, subsoil, or structures that affect future use and/or value. We have not been engaged nor are qualified to detect the existence of hazardous material which may or may not be present on or near any property and no responsibility is assumed for any such conditions. Projections made with this document may not be appropriate, and results may vary materially from the information presented. Individuals/corporations are responsible for making their own decisions and complying with any applicable statutes or regulations.