

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

\$899,999

2025 TAXES

\$32,109

POSSESSION

Immediate

PARKING

4 Parking Spots On Property

[CLICK TO
SIGN & SEND CAS](#)

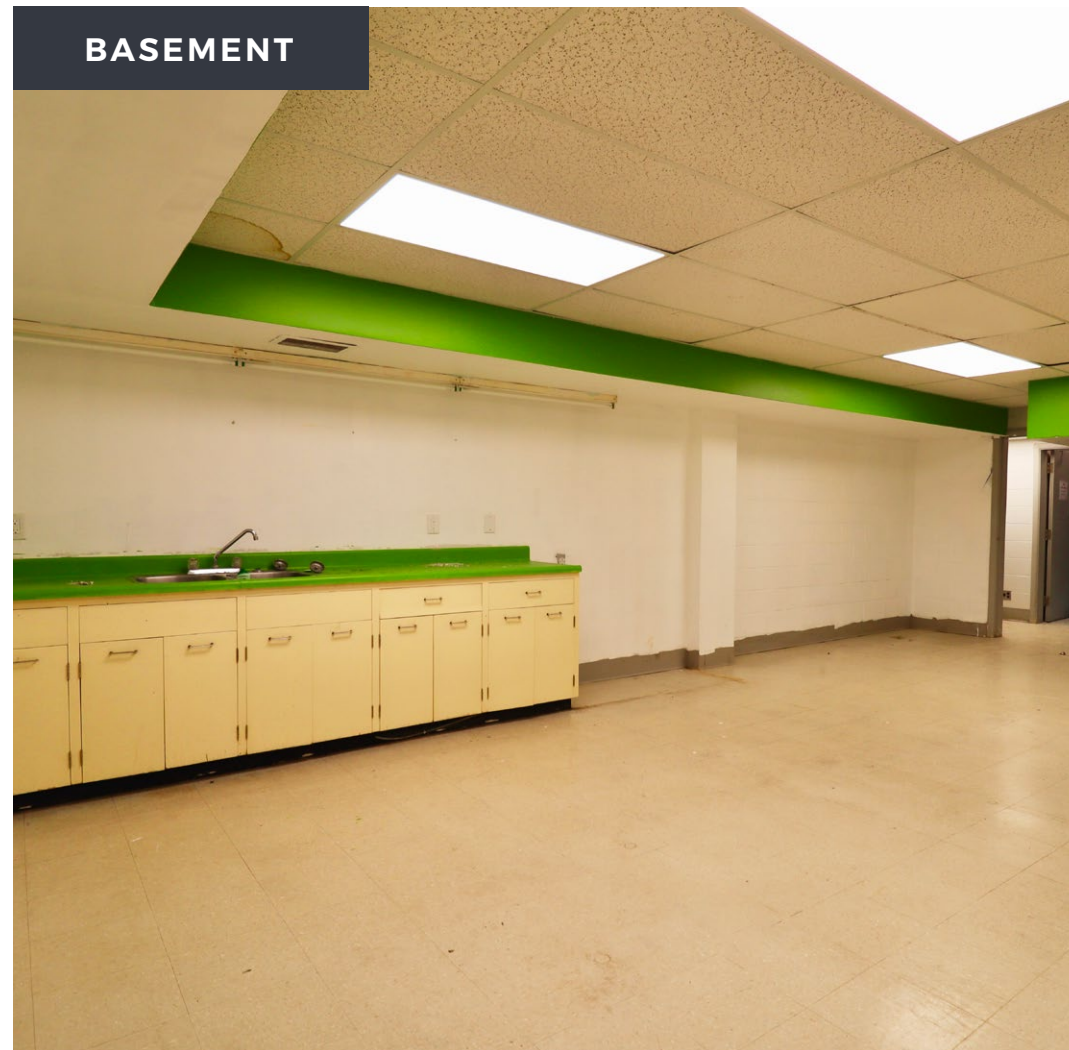




MAIN FLOOR



BASEMENT



LOCATION & AMENITIES



NORTH HERITAGE ANIMAL HOSPITAL

RESIDENTIAL BLOCK

TOM THOMSON ART GALLERY

metro

SHOPPERS DRUG MART

Rexall

FRESH SLICE PIZZA
PIZZA PIZZA

Tim Hortons
RBC

Scotiabank

CITY HALL
owen sound
where you want to live

COMMERCIAL BLOCK

COMMERCIAL BLOCK

ST. GEORGE'S PARK

RESIDENTIAL BLOCK

TD Bank

9TH STREET E

BMO

DQ

SUBJECT SITE

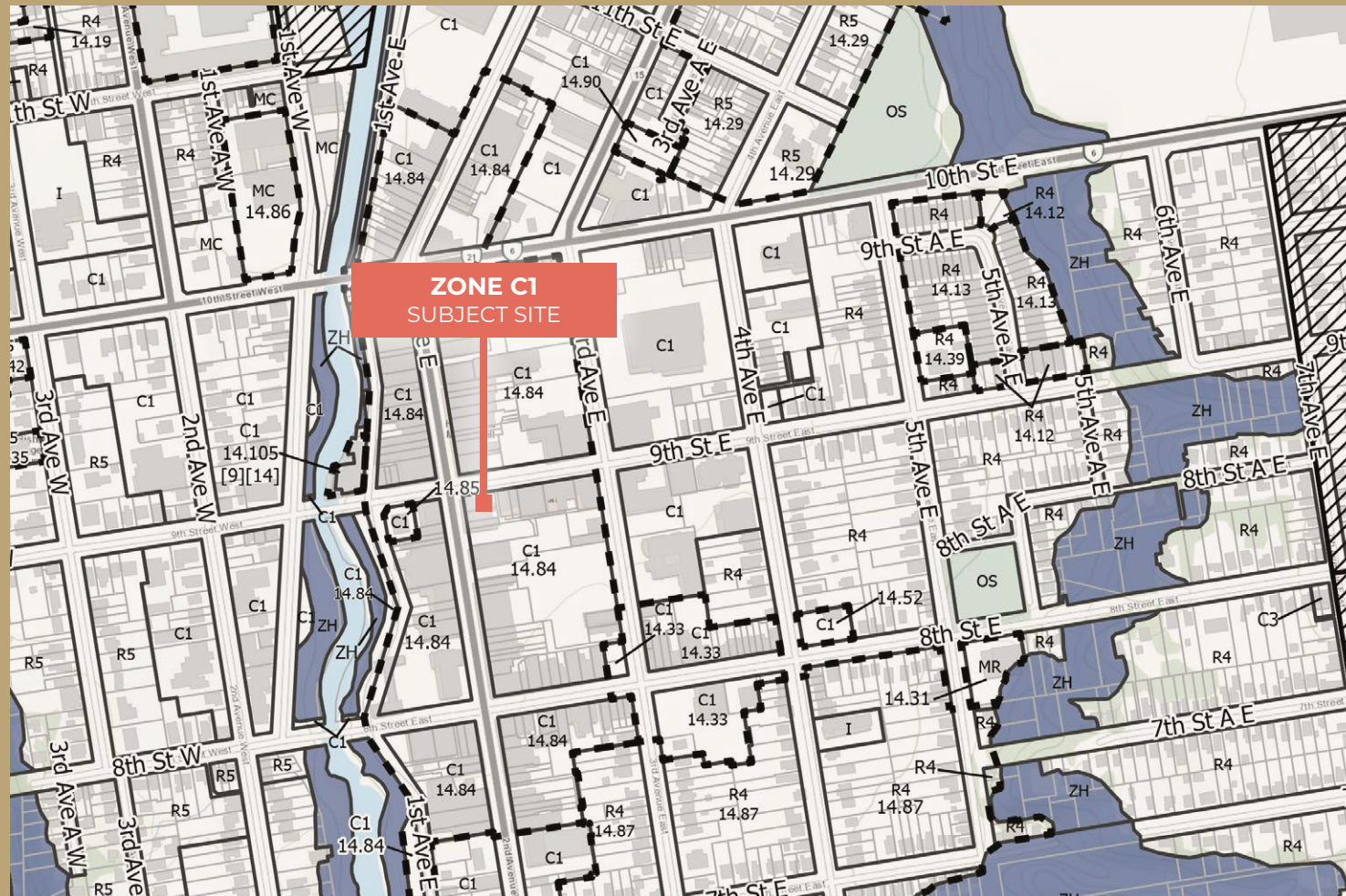
4 PARKING SPOTS ON PROPERTY

MUNICIPAL PARKING LOT

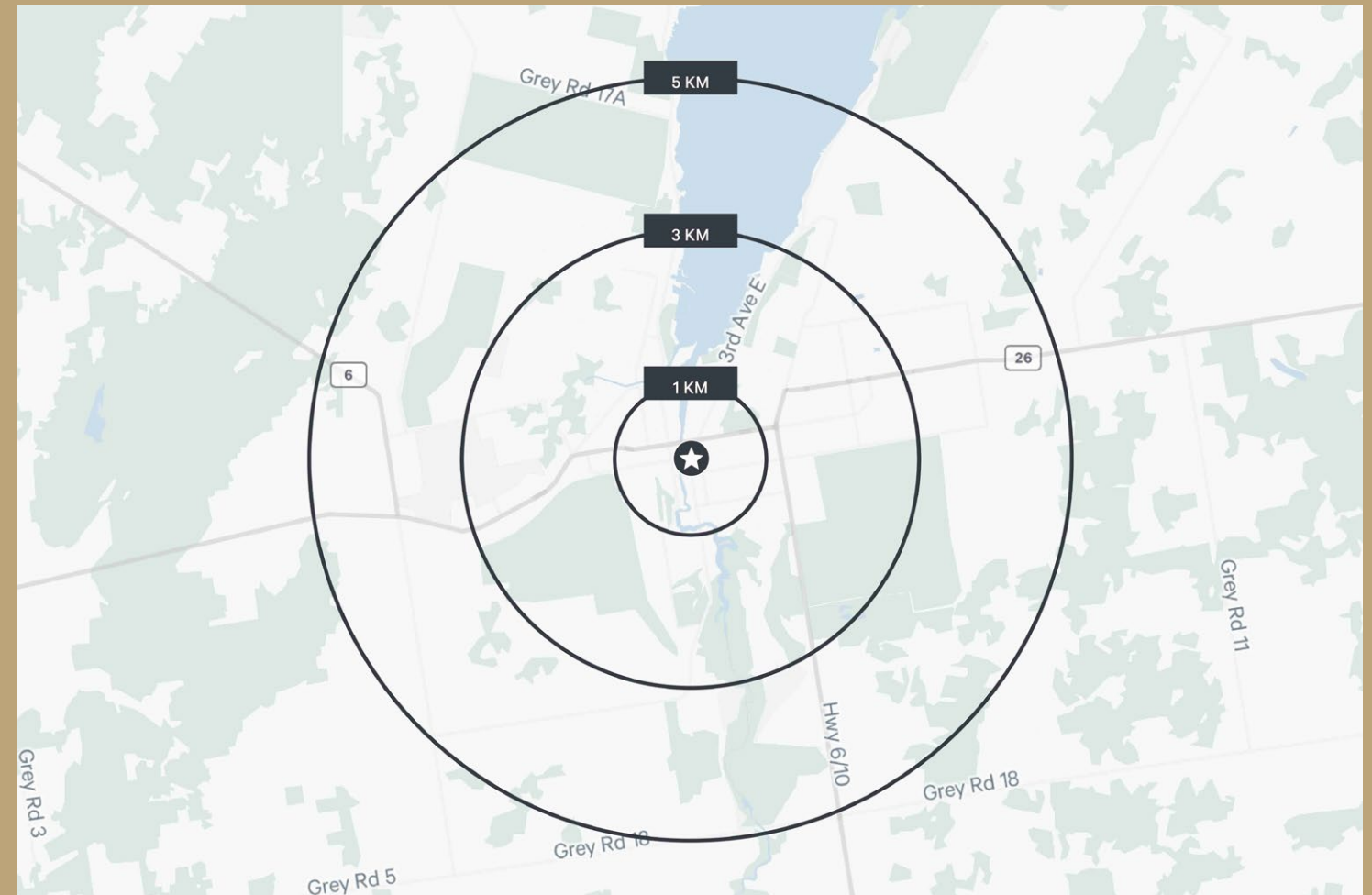
2ND AVENUE E


WALK SCORE
78%
Most errands can be accomplished on foot

ZONING & PERMITTED USES



DEMOGRAPHICS



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



TOTAL POPULATION
2025



POPULATION GROWTH
2025 - 2030



DAYTIME POPULATION
2025



HOUSEHOLD INCOME
2025

1 KM

7,639

3.0%

8,176

\$89,131

3 KM

24,111

3.1%

24,953

\$101,563

5 KM

27,253

3.0%

32,109

\$104,229

FOR MORE INFORMATION, PLEASE CONTACT:

Karlyn Knafo*

Associate Vice President
905 234 0381
karlyn.knafo@cbre.com

Adam Occhipinti*

Vice President
416 798 6265
adam.occhipinti@cbre.com

Matthew Pieszchala*

Vice President
905 234 0376
matthew.pieszchala@cbre.com

Nicholas Regan*

Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

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