



Stately Victorian Residence – Connected Commercial Structure



\$699,000
 MLS® #1142187



15 Victoria Street, Perth, Ontario

Introduction

MASSIVE-SPRAWLING-SUBSTANTIAL are three words that would appropriately describe this concrete, steel, brick and limestone building positioned across from the Perth & Smiths Falls District Hospital and the Perth & District Collegiate Institute. The property is also positioned within close proximity of several physicians' medical centers, and within easy walking distance of grocery stores, restaurants, 24 Hour Fitness Centre, pharmacies, and shops. Heritage downtown Perth, Stewart Park, and the Tay River Canal are accessible by foot or a very short stress free commute. In addition, the surrounding residential neighbourhoods of Victoria Street and Perthmore Estates provide maximum traffic and exposure for future business development.

The original building was constructed by John Malloch over a century ago. He envisioned a stately Victorian residence, which included four parlors, to stand out as a grand structure on Victoria Street. Original Victorian era features include the fireplace mantels, crown mouldings, and stained glass over the porch entrance. The property enjoys established commercial zoning. The HVAC (Roof top) units and residential boiler are serviced by Enbridge Gas. There is ample parking both in the included lot and on the street on three sides of the property. There is also a lower level parking garage which can accommodate at least four cars.

The spacious and modern living quarters could be utilized as a onsite owner's residence or could be used for potential leasing/rental income. The commercial portion of the property is disabled accessible and features a full concrete ramp and accompanying railings. The Bathroom is also handicapped friendly. [>> Virtual Tour](#)



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Property Overview

Address: 15 Victoria Street
Asking Price: \$699,000
Property Taxes: \$20,680
Sub Type: Institutional/Special Purpose
Poss Info: To Be Arranged
Occupancy: To Be Arranged
Location: Across from the Perth & Smiths Falls District Hospital and the Perth & District Collegiate Institute.
Zoning: Commercial/Residential

Lot Size: 54.99' x 166' Irregular
Fronting: Southwest





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Home

Main Level:

Dining Room:	13'7"	X	14'9"
Living Room:	13'7"	X	12'
Sitting Rooms:	13'9"	X	27'6"
Office:	18'9"	X	18'
Bathroom:	7'8"	X	9'4"
Storage:	18'4"	X	9'5"

Second Level:

Bedroom:	15'8"	X	11'2"
Bedroom:	14'9"	X	13'8"
Bedroom:	12'9"	X	13'7"
Sitting Room:	12'4"	X	13'7"
Office:	11'6"	X	13'3"
2 Piece Bath			
2 Piece Bath			

Basement: (Stone Walls, Poured Concrete Floor)

Utility Room	26'3"	X	12'6"
Storage Room			
Storage Room			
Storage Room			



Commercial Building

Main Level:

Service/Chapel	40'4"	X	27'7"
Reception	38'2"	X	24'3"
3 Piece Bath			
3 Piece Bath			
Sitting Room	11'	X	10'8"
Refreshment Area	17'9"	X	10'9"
Storage	11"	X	10'8"

Second Level:

Bedroom	18'6"	X	11'11"
Bedroom	10'11"	X	14'10"
Bedroom	18'10"	X	16'7"
3 Piece Ensuite			
Dining Room	14'2"	X	21'
Living Room	28'2"	X	24'6"
Kitchen	21'	X	10'7"
4 Piece Bathroom			
Storage Area	17'5"	X	8'8"
Office Area (Rec Rm)	38'11"	X	18'11"
3 Piece Bathroom			

Basement:

Reception Room	37'3"	X	24'5"
Utility Room	21'4"	X	9'11"
Utility Room (Boiler)	10'11"	X	9'11"
Utility Room (Electrical)			
Garage	37'5"	X	24'5"