



EXP REALTY OF CANADA INC., Brokerage

2323 GENIER Road Cochrane Ontario

\$349,900

MULTI USE RESIDENCE IN THE QUIANT VILLAGE OF GENIER ONLY 12 MINUTES FROM THE TOWN OF COCHRANE. THIS 6500 SQ FT MAIN LEVEL PROPERTY WAS ONCE A CHURCH AND NOW A RESIDENCE WITH A LARGE KITCHEN, AND 2 KITCHENETTES, A MASSIVE DINING AND LIVING AREA WITH CATHEDRAL CEILING, 3 BEDROOMS, 3 BATHROOMS AND PLENTY OF NATURAL LIGHT THROUGHOUT. THIS LARGE SPACE HAS ENDLESS OPPORTUNITIES WHETHER YOU'RE LOOKING FOR A PERSONAL LIVING SPACE, A RENTAL OPPORTUNITY, HEATED STORAGE WITH WAREHOUSING, CALL CENTER. THIS PROPERTY HAS APPROX. 20 PARKING SPACES. WITH THE POTENTIAL FOR MORE. THIS IS SOLID BUILD (1998) WITH EXTERIOR BRICK ON A CEMENT SLAB WITH IN-FLOOR HEATING. PLENTY OF OPPORTUNITY WITH THIS ONE, INCLUDING BUT NOT LIMITED TO AN EVENTS AREA WITH ALL THE LOCAL FARMING ACTIVITY, BEAUTIFUL VIEWS, SNOWMOBILE TRAILS, AND MANY LAKES AND RIVERS MAKE THIS YOUR YOUR OASIS TODAY WITH AMAZING OPPORTUNITY TO SHARE IT WITH TOURISTS AS AN AIRBNB COMMUNITY CENTER/WORK AREA AS THIS IS LOCATED JUST A SHORT DRIVE TO THE TOWN CENTER ON YEAR ROUND MAINTAINED ROADS. (id:6769)

Bedroom 3.23 m X 3.08 m

Kitchen 4.78 m X 5.82 m

Living room 12.52 m X 12.92 m

Dining room 15.02 m X 12.74 m

Office 3.13 m X 3.04 m

Bathroom 3.26 m X 3.23 m

Bedroom 2 3.23 m X 3.38 m

Other 3.23 m X 3.38 m

Other 3.26 m X 3.23 m

Listing Presented By:



Originally Listed by:
EXP REALTY OF CANADA INC.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca