

# FOR SALE

# 389 E King Street E, Gananoque, ON



**Landmark Investment Building in Progressive Commercial Zone**

**\$1,299,900**

## PROPERTY DETAILS

Land Area: .77 Acres

Building Area (Sq.ft.): 5,400

Zoning: Commercial

Sale Type: Freehold

Utility Sewer: Municipal sewage system

Water: Municipal water

Title: Freehold

## LOCATION

- High traffic area close to all amenities; high visibility location on King St E. between William Street and James Street
- High Traffic Area
- Marina, Public Transit, Schools

[VIEW PROPERTY IGUIDE](#)

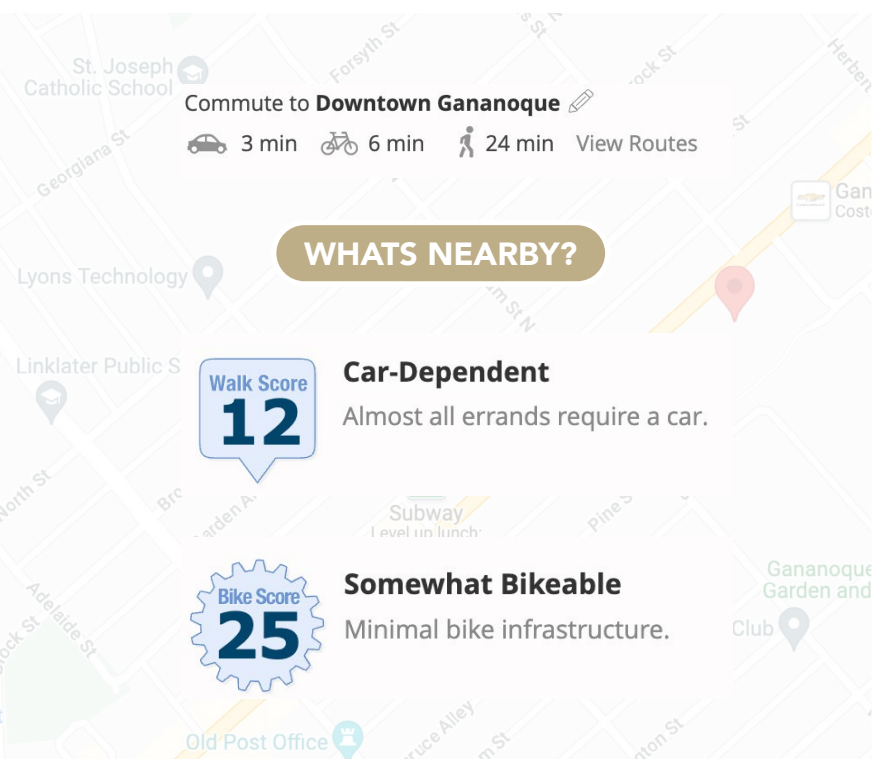


**Sandra Mckenna**  
REALTOR®

**613-561-3614**  
[sandramckenna.com](http://sandramckenna.com)

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Are you an entrepreneur or investor seeking a harmonious work and living space? Look no further, as this remarkable property is the perfect canvas for your business aspirations. Welcome to this spacious Victorian home in the heart of Gananoque, offering a seamless blend of business and personal living. Gananoque, a town rich in tourism, boasts waterfront views, pristine beaches, a bustling marina, boat tours, shops, restaurants, and a vibrant downtown scene just minutes away. Conveniently located along the 401 corridor between Toronto and Ottawa, it's a prime location. This magnificent property exudes 19th-century elegance and charm with its graceful façade and majestic entrance, retaining its original architectural features. Currently housing a dynamic startup, the potential for transformation is limitless. This landmark investment building offers over 4900 sq. ft. of space on a generous 3/4-acre commercial lot, with room for future development. Situated on bustling King Street, its high traffic flows ensure visibility and accessibility for your business endeavours. Take advantage of the progressive commercial zoning, allowing for various uses, from galleries, studios, and bakeries to offices, restaurants, heritage inns, and more. Land developers can even envision adding a multi-family unit at the rear of the property. Professionals like doctors, lawyers, psychologists, and designers can work from the comfort of their own homes. This property is perfect for real estate offices or restoration projects, making it a versatile choice.

All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit [sandramckenna.com](http://sandramckenna.com)

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THINGS TO DO IN GANANOQUE

GANANOQUE HOME PAGE

## GROCERY

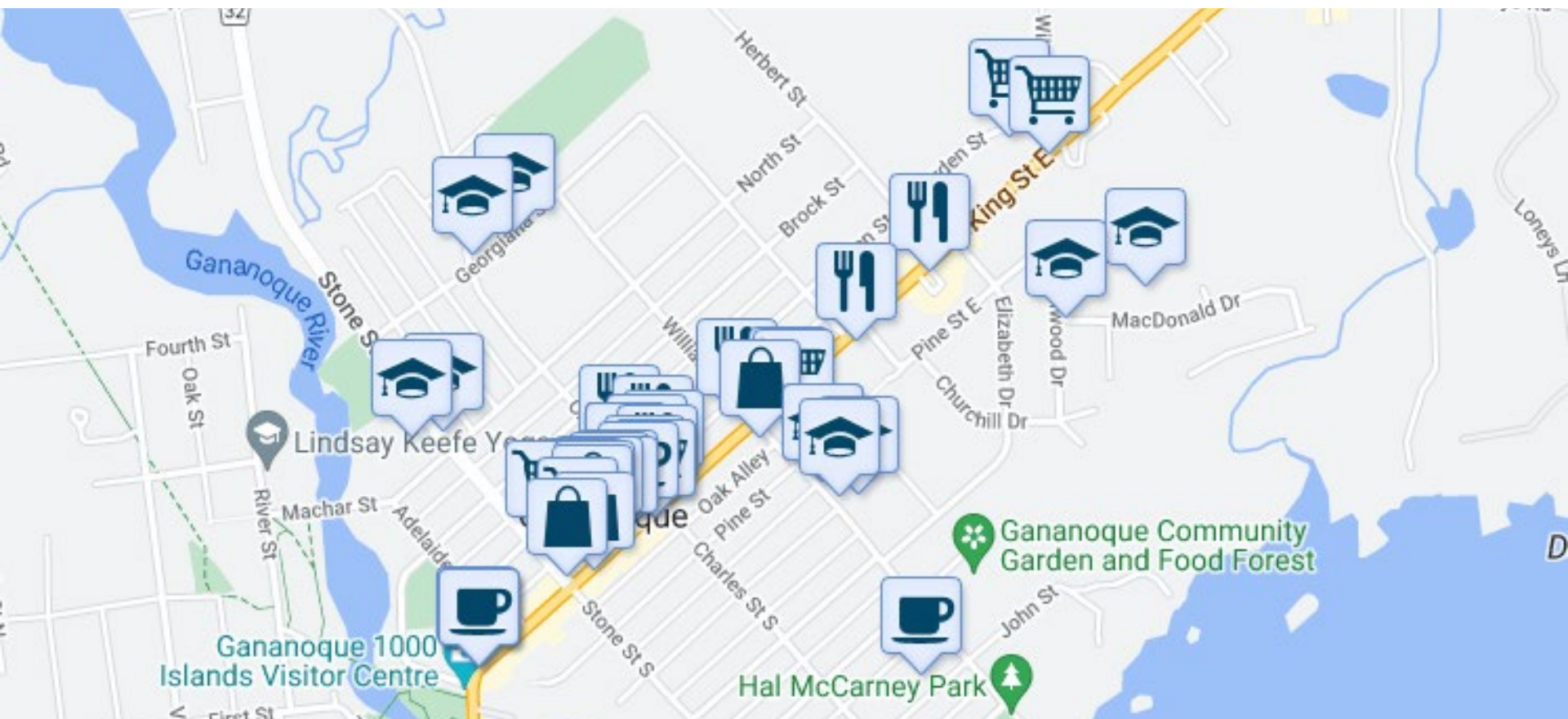
- Metro
- No frills
- White's Grocery
- Lighthouse Provisions
- Gananoque Farmers Market

## RESTAURANTS

- The Old English Pub
- Dockside
- Maple Leaf
- Pho Hut
- Grekos Pizzeria
- The Purple House Cafe
- Moroni's
- Mavericks
- Nappo's Sports Bar & Pub
- Boston Chinese Restaurant
- Muskie Jake's Tap & Grill
- Stonewater Pub
- Snack Express
- Wheel & Anchor Restaurant

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## PARKS / RECREATION

- Gananoque Golf & Country Club
- Agnes Maule Machar Park
- Rotary Beach
- McCarney Park
- Gananoque Community Garden & Food Forest
- 1000 Islands Helicopter Tours
- Landon's Bay - 1000 Island National Park
- Gord Brown Memorial Outdoor Rink
- Lions Boat Launch
- Gananoque Day Dock & Kayak Launch
- Lions Loop Trail
- Joel Stone Heritage Park & Splash Pad
- Town Park
- Gananoque Pickle ball Club