

Property Features of
1 Bruce St N, Thornbury

Exterior

- Prime location in Downtown Thornbury
- Exceptional Investment Opportunity
- Located on highly visible main intersection of Bruce Street & Hwy 26
- Commercial building and residential units
- Steady drive-through traffic and excellent street presence
- Just steps to Thornbury's charming shops, cozy cafés, and the stunning Georgian Bay
- Short drive to private ski/golf clubs and Blue Mountain Village
- 80ft frontage on Bruce St. N and 71ft frontage on Highway 26
- Water Source:Municipal
- Sewer:Municipal

Interior

- The building features one commercial unit, currently tenanted, with a flexible layout
- Two residential units, both currently vacant, offering excellent rental potential

UPDATES (2023/24)

- Fully updated
- New commercial grade roof, windows, tuck pointing, eaves troughs, doors, furnaces, appliances

COMMERCIAL UNIT

- 1395sqft
- Professional office space
- Multiple offices
- Reception area
- Staff room
- Washroom
- Spacious meeting room

UNIT 1 (upper level)

- 1456sqft
- 2 bed + den
- 2-bath
- Modern open-concept kitchen, living, and dining area

UNIT 2 (2 storey)

- 776sqft
- 2-bedroom layout — ideal for a seasonal getaway or long-term tenant
- Convenient ski locker with custom hooks for skis and bikes
- Bright kitchen and airy living space

Other

- Area Influences:Beach, Dog Park, Downtown, Golf, Highway Access, Hospital, Lake/Pond, Landscaped, Library, Major Highway, Marina, Open Spaces, Park, Place of Worship, Playground Nearby, Public Parking, Quiet Area, Rec./Community Centre, Schools, Shopping Nearby, Skiing, Trails, Other



** The information provided on this Features List is provided by the owner and is believed to be accurate and reliable. The Lifestyles North Team and Royal LePage Locations North assumes no responsibility for any errors or inaccuracies.