

**Property Features of**  
**1 Bruce St N, Thornbury**

**Exterior**

- **AIR BNB AND MOTEL ZONING.**
- 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

