

FOR SALE

WHITNEY
Commercial Real Estate Services

2067 VICTORIA ST N, BRESLAU



MIXED USE PROPERTY FEATURING SINGLE FAMILY HOME & SHOP

This mixed-use property offers exceptional visibility along Highway 7 on Victoria St N.

The property is situated on 0.76 acres and features a 2-storey 1,971 SF home with 3 bedrooms, 2.5 baths, full basement, 2,000 SF shop, ample parking and waterfront access.

Currently, there are 4 tenants occupying the commercial portion of the property, gaining additional income.

AVAILABLE AREA | 3,971 SF

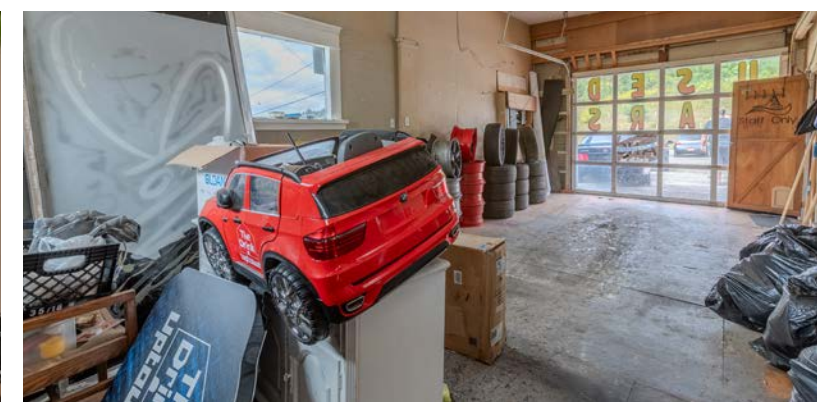
LAND AREA | 0.76 Acres

ZONING | MU-2

DRIVE-IN DOORS | 4

ASKING PRICE | \$2,750,000

TAXES | \$6,779.15 (2025)





Single-Family Home



Located On HWY 7



On-site Parking



Amenities Nearby



MU-2 Zoning



On-Site Workshop

PERMITTED USES

(Complete list available upon request)

- Art Gallery
- Business or Professional Office
- Commercial Schools
- Community Centre
- Day Care Centre or Nursery School
- Domiciliary Hostels - Institutional
- Emergency Services
- Financial Institution
- Fitness Centre or Studio
- Funeral Home
- Government Building
- Healthy Service Facility

PHARMASAVE

SB Saucy B's Pizzeria

Thai Brestau

Simply Smart
CHILD CARE CENTRE & MONTESSORI

BINGEMAN'S
Grand Experiences

Natural Sports

Mercedes-Benz

Tim Hortons

CAMBRIDGE.....	17KM	LONDON	100KM
MILTON	25KM	BUFFALO BORDER	140KM
HAMILTON.....	40KM	SARNIA BORDER	218KM
MISSISSAUGA	45KM	WINDSOR BORDER.....	300KM

Contact us for more information



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**Broker *Sales Representative