

19 Main Street

Stony Mountain, MB

\$850,000 | COMMERCIAL: 1,500 SQ.FT. | RESIDENTIAL: 1,430 SQ.FT. | LOT: 133' x 215'

LIVE, WORK & GROW- ALL IN ONE LOCATION!



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A rare opportunity in the heart of Stony Mountain! Built in 2010, this impressive commercial/residential property offers the perfect combination of business space and comfortable living.

The commercial portion currently operates as a hair salon and features multiple styling stations, plus five additional rooms ideal for massage therapy, esthetics, tanning, professional offices or other services.

At the rear, you'll find a beautiful three-bedroom, two-bathroom home—allowing you to live and work in one convenient location or explore the property's income-producing potential.

Situated on a massive Main Street lot with abundant off-street parking and room for future expansion, this is an exceptional opportunity for an entrepreneur, investor or business owner ready to bring their vision to life!

INCLUSIONS

- Refrigerator
- Stove
- Dishwasher
- Window Coverings
- Blinds

SPECIFICATIONS

• Style: Commercial/Residential: Bungalow • Age: 2010 • Gross Taxes: \$8,876.95 • Net Taxes: \$7,276.95

MEASUREMENTS — COMMERCIAL SPACE

<u>Room #1: 9.17 x 9.17</u> • Laminate Flooring • Shower Stall	<u>Room #2: 11.92 x 9.17</u> • Laminate Flooring • Sink • West Facing Window	<u>Room #3: 9.92 x 8.92</u> • Laminate Flooring • North Facing Window	<u>Room #4: 8.92 x 12.92</u> • Laminate Flooring • North Facing Window
<u>Room #5: 7.83 x 5.92</u> • Dura Ceramic Flooring	<u>Lunchroom/Laundry Area: 15.92 x 8.58</u> • Laminate Flooring	<u>Main Salon Area: 28.92 x 27.67</u> • Dura Ceramic Flooring • 9ft Ceiling • 4 Free-Standing Workstations • 2 Hair Wash Sinks	

RESIDENTIAL SPACE - MAIN FLOOR

<u>Eat-in Kitchen: 12.00 x 11.50</u> • Dura Ceramic Flooring • 9ft Ceiling • Maple Cabinets • Pantry • 6ft Island with Nook • Dual Stainless Steel Sink • North Facing Window	<u>Dining Area: 11.17 x 9.42</u> • Laminate Flooring • South Facing Window	<u>Living Room: 19.25 x 14.00</u> • Laminate Flooring • South Facing Picture Window • Vaulted Ceiling
<u>Primary Ensuite: 9.92 x 9.67</u> • 4 Piece • Dura Ceramic Flooring • East Facing Window • Whirlpool Tub w/ Shower Wand • 6ft Vanity	<u>Primary Walk-in Closet: 6.83 x 6.92</u> • Laminate Flooring • South Facing Window	<u>Primary Bedroom: 13.58 x 12.92</u> • Laminate Flooring • South Facing Window
<u>Bedroom #2: 10.92 x 10.08</u> • Laminate Flooring • North Facing Window • Double Closet	<u>Bedroom #3: 10.50 x 9.83</u> • Laminate Flooring • South Facing Window • Double Closet	<u>Mudroom: 11.58 x 6.33</u> • Dura Ceramic Flooring • Double Closet • Entrance to Basement • Garden Door to Deck

COMMERCIAL SPACE - BASEMENT

<u>Basement: 48.33 x 28.67</u> • Unfinished • Concrete Floor • Steel Beam • Two Oversized Egress Windows Facing South	• Access to Crawlspace • Utility Area • Rough-in For Bathroom
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FEATURES

- Two Forced Air Electric Furnaces
- Two Central Air Conditioners
- H.R.V.
- Backwater Valve
- 200 Amp Commerical Electrical Panel
- 200 Amp Residential Electrical Panel
- Two 60 Gallon Electric Hot Water Tanks
- Oversized Digital Water Softener
- Vinyl Exterior
- Asphalt Shingles
- Aluminum Soffits & Fascia
- PVC Windows
- Partial Unfinished Basement
- Concrete Foundation
- Community Water & Sewer
- Maple Kitchen Cabinets
- Dura Ceramic Tile Flooring
- Hydro Budget: \$812/mth

