

77 Bedford St, Westport

NEW FOR SALE **\$399,800** For Sale

Westport, 815 - Westport, Leeds And Grenville, Ontario K0G
 1X0

TAXES \$8,969 (2025) Annual

X13500494

RE/MAX RISE EXECUTIVES, BROKERAGE

Commercial/Retail
 TYPE

2794 Sq Ft
 TOTAL AREA

Retail Store Related
 USE

Retail
 CATEGORY

7
 DOM



CLIENT REMARKS

This 2794 sq.ft. former beer store is ideally located on the intersection of County Rd 36 (Mountain Sr) and Bedford Street (hwy 12 connector through the village) adjacent the Harbour Creek Health Care Centre directly adjacent the Waterfront Westport New Home Community and presents an ideal opportunity to maximize a key corner in this growing community. The C2 Zone presents a wide range of options that include: Animal Care / Clinic, Highway Commercial Mall, Bakery, Building Supply, Personal Service, Automobile Sales and Service, Financial Office, Retail Store, Restaurant & more. Situated on 0.69 acres with over 199' of frontage by 150' deep lot. No Reps or Warranties. Property features dock level loading door.

LISTING INFORMATION

PIN#	442590163	POSSESSION DATE	07/01/2026
TAXES	\$8,969 (2025) Annual	ASSESSMENT	/ 2025
TAX YEAR	2025	SELLER PROPERTY	No
LEGAL DESCRIPTION	PT BLK Q PL 169 AS IN WP2098; WESTPORT	INFO STATEMENT	
STATUS	Available		

PROPERTY INFORMATION

LOT SIZE	200 x 150 Feet	WASHROOMS	12
LOT SHAPE	Irregular	GARAGE TYPE	None
LOT SIZE SOURCE	MPAC	BASEMENT	N
LOT CODE	Building	ELEVATOR	None
DIR/CROSS ST	Bedford Street & Newhaven Gate	HEATING TYPE	Gas Forced Air Open
DIRECTIONS	Adjacent the Harvest Creek Health Centre Plaza near access to the Watercolour New Home Community in the Village of Westport	WATER	Municipal
A/C	Y	SEWERS	Sanitary
ZONING	C2	UTILITIES	A
HST APPLICABLE TO	In Addition To	AREA INFLUENCES	
SALE PRICE		PROPERTY TYPE	Commercial/Retail
LOT IRREGULARITIES	Irreg		
FREESTANDING	Yes		
OUTSIDE STORAGE	No		
CRANE	No		
RETAIL AREA	2794 Sq Ft		
TRUCK LEVEL DOOR	12		
HEIGHT FT			
TRUCK LEVEL DOOR	0		
HEIGHT IN			
TRUCK LEVEL DOOR	1		
NO			
TRUCK LEVEL DOOR	10		
WIDTH FT			
TRUCK LEVEL DOOR	0		
WIDTH IN			
RAIL	No		
CLEAR HEIGHT	14		
AREA	Leeds and Grenville		
MUNICIPALITY	Westport		
COMMUNITY	815 - Westport		

SECURITY FEATURES

No

INCLUSIONS

As Is

EXCLUSIONS

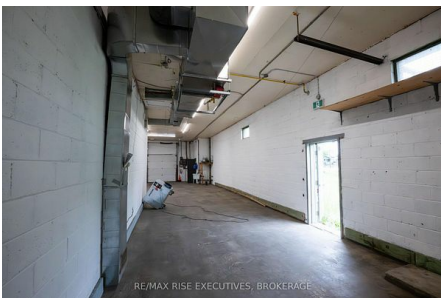
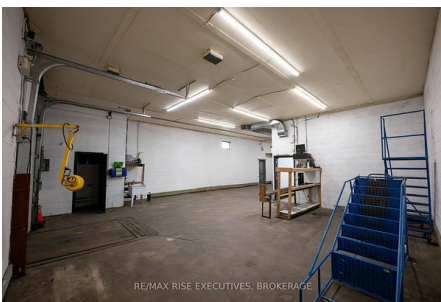
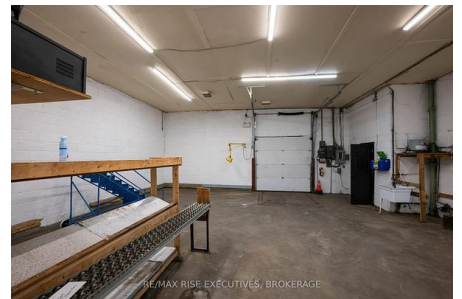
Propane Tank

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208

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AVERAGES

	MEAN	MEDIAN
PRICE	\$399,800	\$399,800

LSC	ADDRESS & MUNICIPALITY	COMMUNITY	PRICE	CODE	TYPE	USE	TOTAL AREA	AREA CODE	CONTRACT DATE	LIST BROKERAGE	BROKERAGE PH#	CB COM	MLS#
1 NEW	77 Bedford St Westport	815 - Westport	\$399,800.00	For Sale	Commercial/Retail	Retail Store Related	2,794	Sq Ft	6/25/2026	RE/MAX RISE EXECUTIVES, BROKERAGE	613-546-4208	2.5%	X13500494

AVERAGES

	MEAN	MEDIAN
PRICE	\$399,800	\$399,800