



WELCOME TO...

629 St. Lawrence St

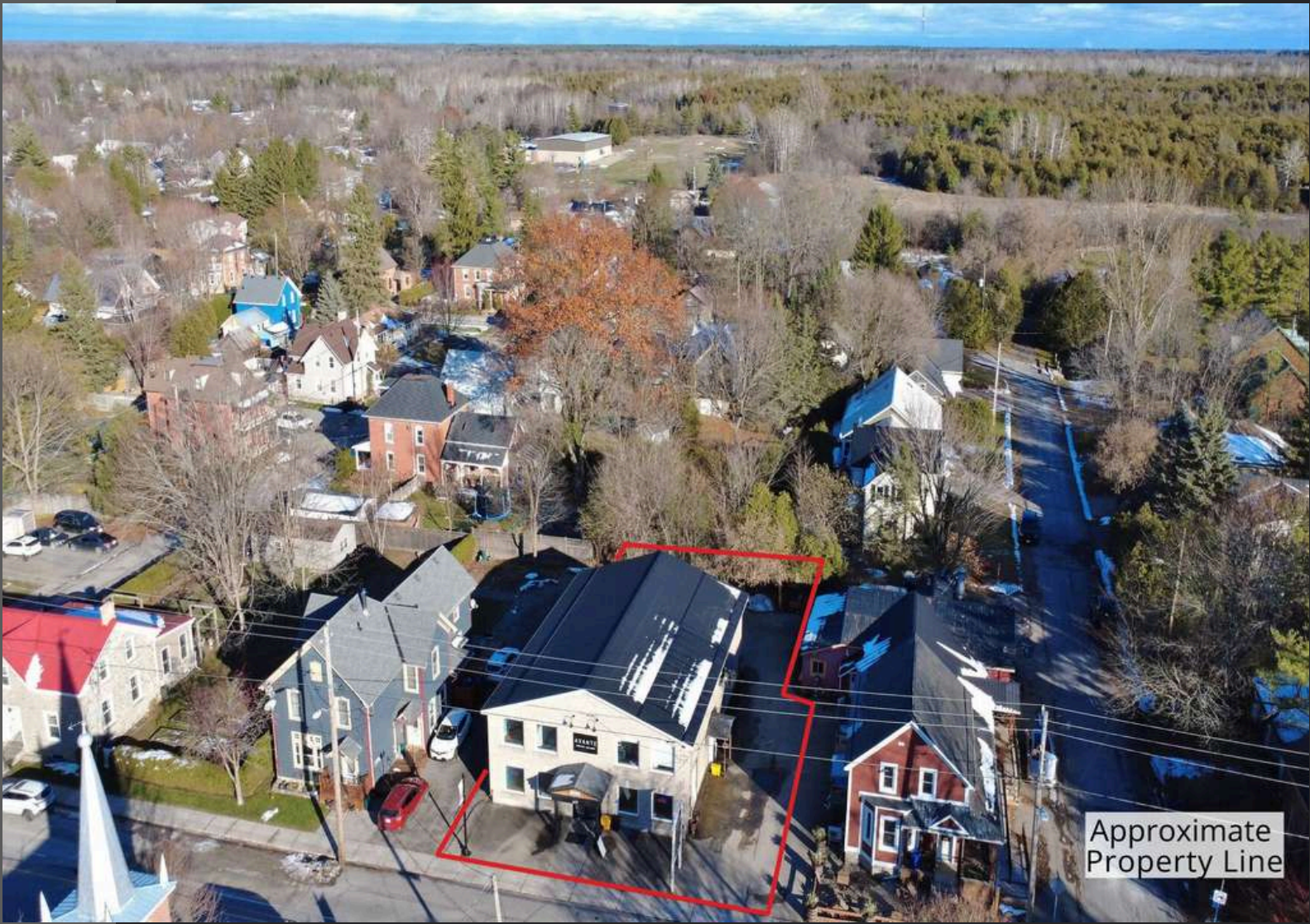
A rare and exceptional opportunity to acquire approximately 4,800 sq. ft. of versatile commercial and residential space in the highly desirable Village of Merrickville. Known for its rich heritage, vibrant tourism, boutique shops, and active local business community, Merrickville offers a unique lifestyle and strong market demand.

This property features flexible “Core Area” zoning that permits a wide array of commercial uses alongside residential conversions—ideal for investors, entrepreneurs, or those seeking a mixed-use income-producing asset.



Approx. 4,800 sq ft.
Multi-Use Commercial Space

Andrew Moore
D: 613.324.3307
Andrew@BethandAndrew.ca
BethandAndrew.ca



Approximate
Property Line



629 St. Lawrence St

FLEXIBLE LAYOUT & ZONING

The building encompasses approximately 4,800 sq. ft. and is currently configured into six separate units, offering excellent flexibility for future reconfiguration or expansion. The "Core Area" zoning permits a wide variety of uses, including retail, office space, restaurant, hotel, residential apartments, or short-term rental accommodations, providing tremendous adaptability to meet diverse business or investment goals.

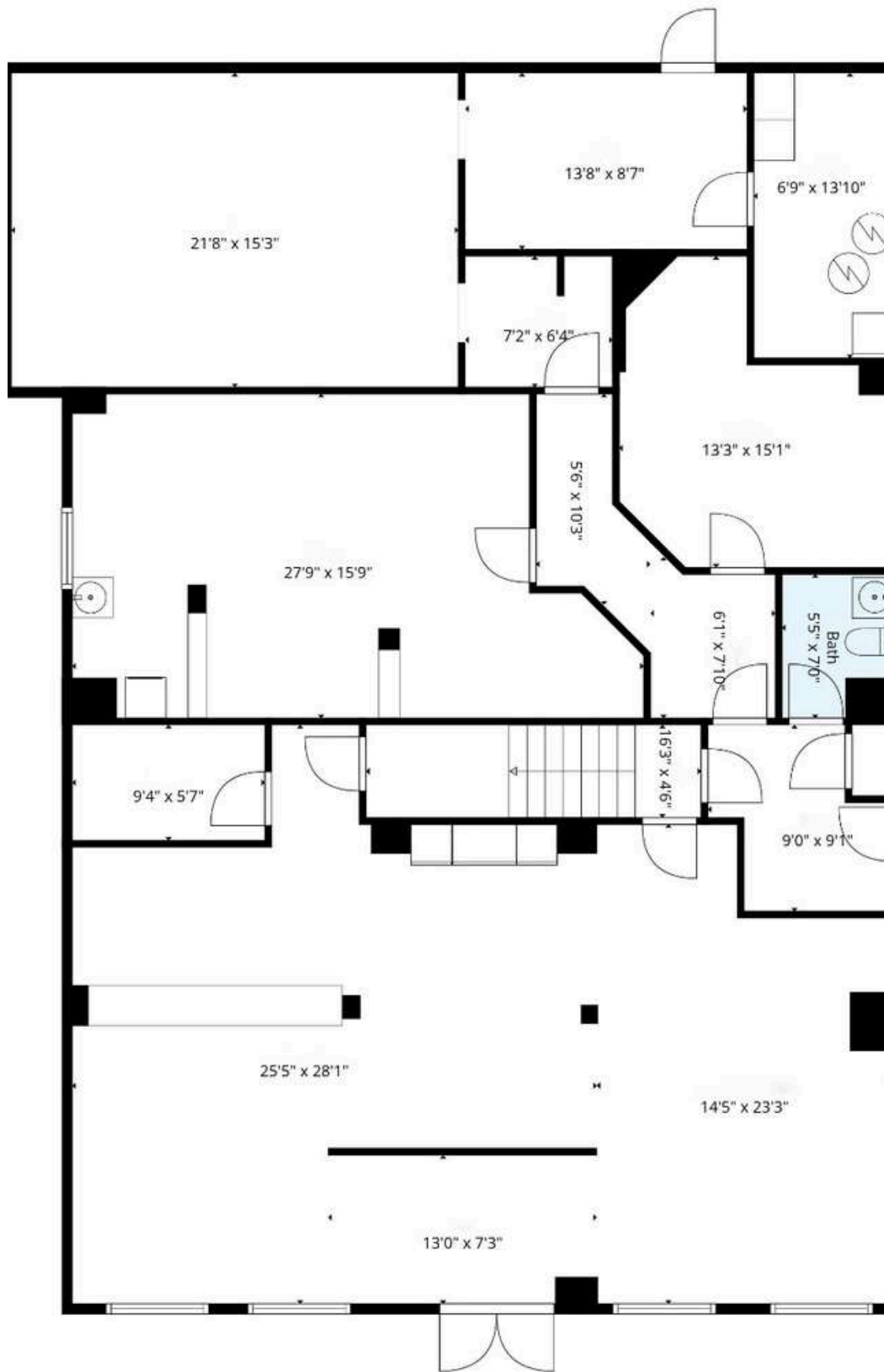




INVESTMENT & DEVELOPMENT POTENTIAL

With mixed-use zoning and a flexible layout, this property offers significant opportunities for creative redevelopment. There is substantial potential to convert the upper floor into residential or short-term rental units, providing additional income streams. Furthermore, the existing layout can be adapted to add or modify suites, maximizing rental revenue. Located in one of Eastern Ontario's most sought-after communities, where tourism and commercial activity thrive, this property offers investors a unique chance to capitalize on future growth and evolving market demands.

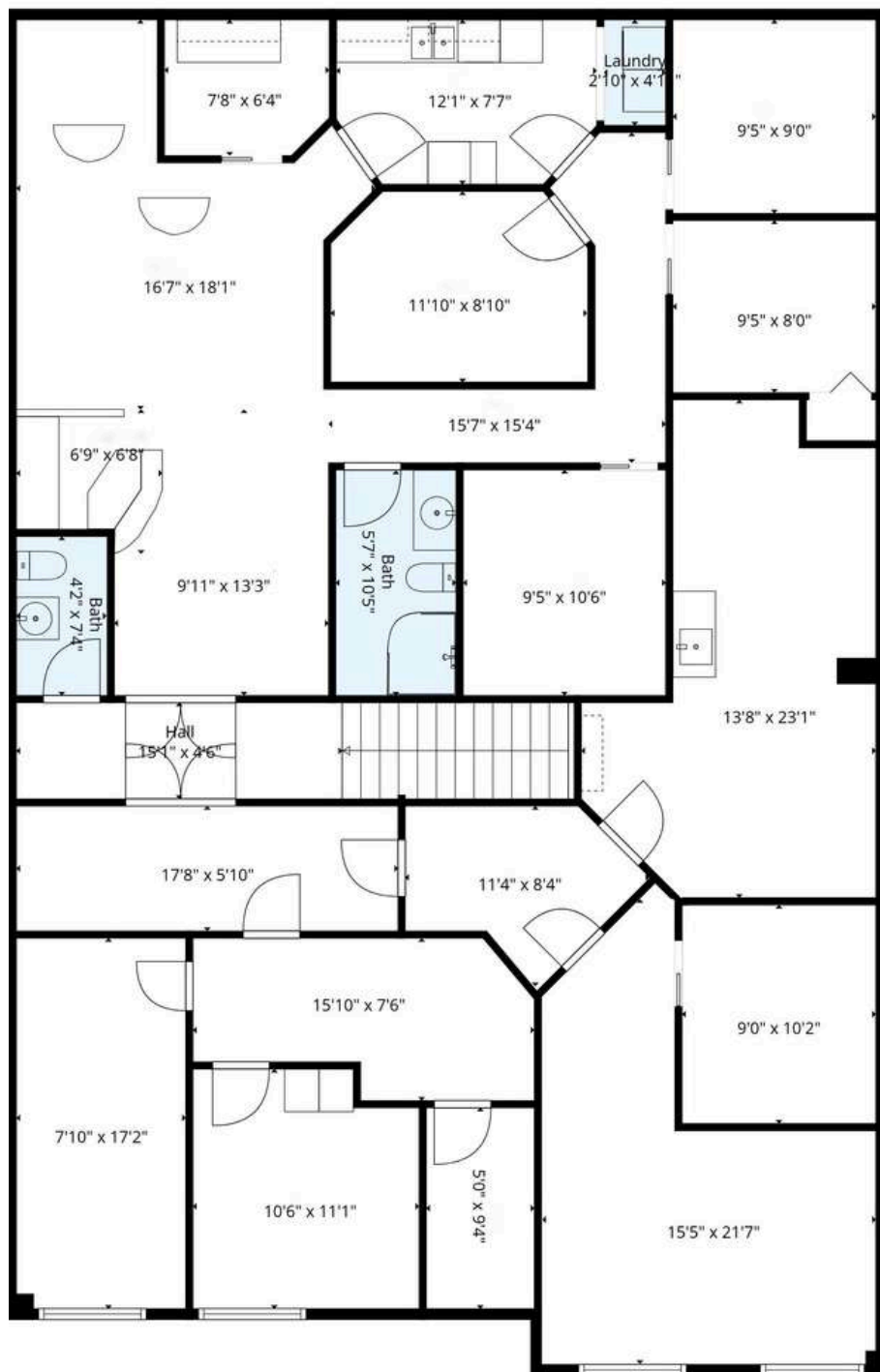




MAIN FLOOR

On the main floor, you'll find a high-visibility, street-front unit boasting large windows and strong foot traffic exposure. This level also houses a hair salon, a flexible commercial space, and a spacious warehouse-style unit with generous ceiling height. The design includes multiple exterior entrances and a shared bathroom, enhancing tenant convenience and operational flexibility.





SECOND FLOOR

The second floor is thoughtfully divided into two oversized units. The front suite functions as a bright and professional office space featuring expansive windows, several private offices, a large boardroom, and a convenient kitchenette. At the rear, a fully equipped spa or clinic occupies the space, with five treatment rooms each fitted with plumbing for sinks, a full bathroom, a wet bar/kitchenette complete with laundry facilities, and a spacious reception area suitable for various professional services.





ADDITIONAL PROPERTY HIGHLIGHTS

This property benefits from strong curb appeal, highlighted by an inviting interlock front walkway that adds charm and creates a welcoming entrance. Ample on-site parking is available to accommodate tenants and clients alike, while the building enjoys excellent visibility along one of Merrickville's most travelled and picturesque streets. The location places the property within easy walking distance of restaurants, boutique shops, the Rideau Canal, and a host of beloved village amenities, making it an attractive destination for both businesses and customers.





IT'S ALL IN THE DETAILS

Property Type: Commercial/Residential

Category: Multi-Use

Approx. size: 4841 sq ft

Taxes/Year: \$ 8,625.80/ 2025

A/C: Yes

Heat Type: Oil/ Radiant

Utilities:

- Heat approx.: \$2,000/yr
- Hydro approx.: \$5,000/yr
- Water & Sewage approx.: \$3,156/yr

Inclusions: Hot Water Tank, Washer, Dryer, Dishwasher, Solar Blinds in upstairs unit.

Exclusions: Fridge, TV, All Tenant Belongings, Security System, Exterior cameras, Hair Salon: All appliances, chairs, sinks and all other tenant belongings.

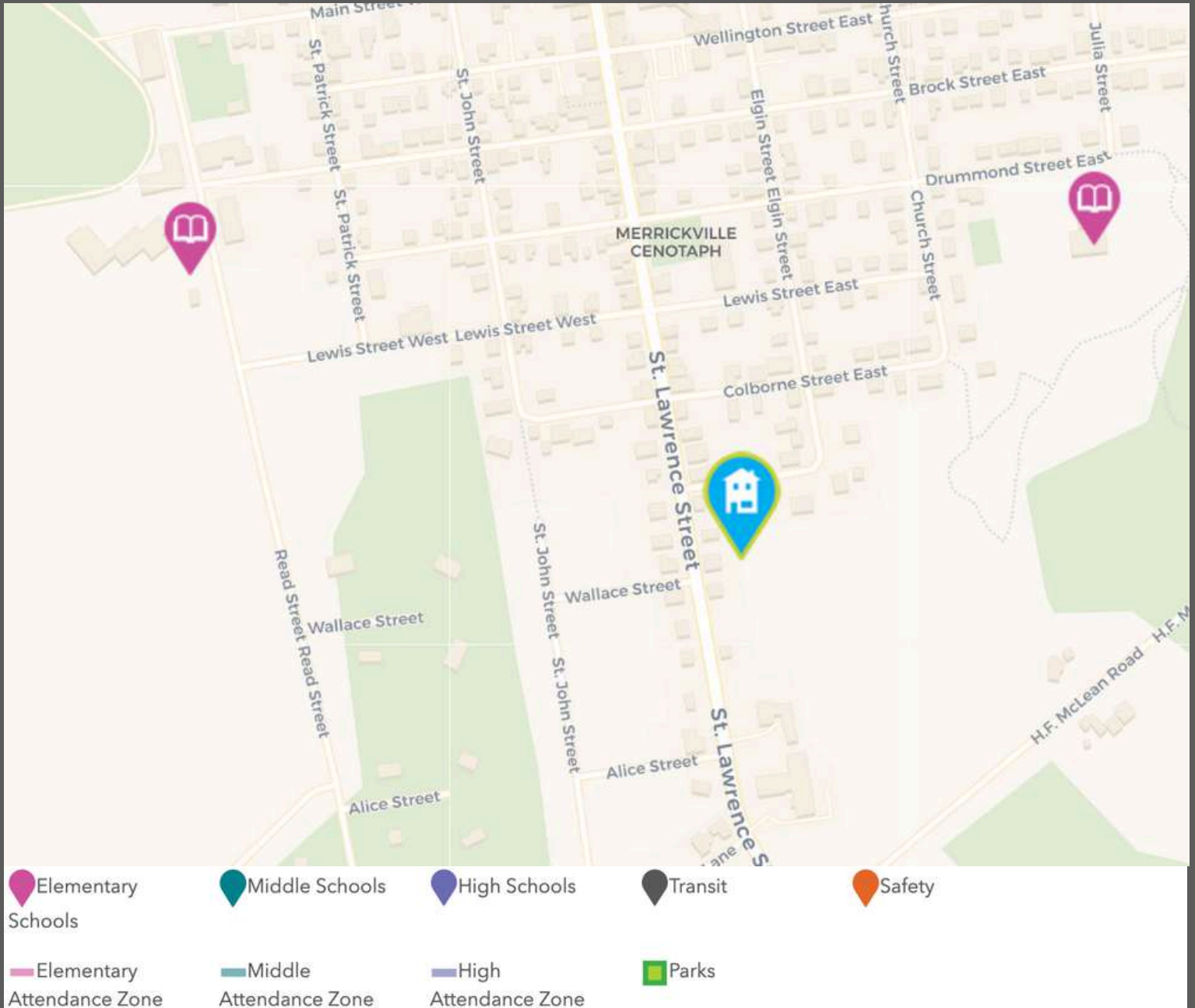


LOCATION HIGHLIGHTS

Situated in the historic Village of Merrickville, Ontario, this property is surrounded by vibrant local shops, dining options, and services that attract residents and visitors alike. It is also conveniently close to the scenic Rideau Canal, a UNESCO World Heritage Site, offering picturesque views and recreational opportunities. Despite its charming small-village atmosphere, Merrickville is easily accessible from major transportation routes, making it an ideal location for business and lifestyle balance.



MAP OUT THE NEIGHBOURHOOD



629 St. Lawrence St
Merrickville



NEIGHBOURHOOD SNAPSHOT

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a hospital, and a fire station within 19km.

 **Perth & Smiths Falls District Hospital - Smiths Falls Site**
60 Cornelia St W

 **Fire Station**
259 County Road 44

 **Police Station**
525 Queen St

Have A Real Estate Question?

We're here to help. Call us at 613.324.3307 or
email Andrew@BethandAndrew.ca



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