

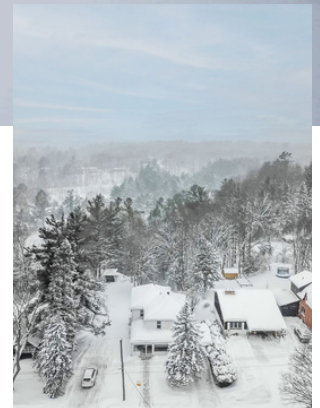
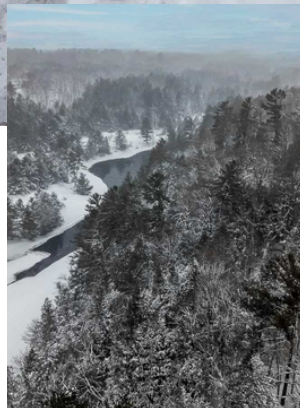
Welcome To

**145 Front St, Bracebridge**

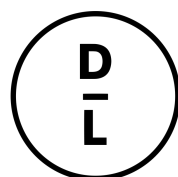


ASKING

**\$679,900**



**COLDWELL BANKER**  
THOMPSON REAL ESTATE  
BROKERAGE



**DAVE LESLIE**  
REAL ESTATE GROUP

EXPLORE LISTING 



## 145 Front St, Bracebridge

**6**  
BEDROOMS

**2**  
BATHROOMS

**2155**  
SQUARE FEET

### PROPERTY FEATURES

- SPACIOUS DUPLEX
- LARGE INTOWN LOT
- SEPERATE ENTRANCE
- SEPERATLEY METERD
- WALKING DISTANCE TO TOWN
- RIVERFRONT LOT

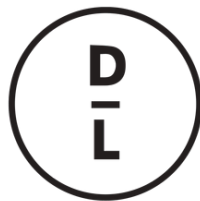
### PROPERTY INFORMATION

- TAXES: \$4,671.54/2025
- ACCESS: YEAR-ROUND MUNICIPAL
- WATER SOURCE: MUNICIPAL
- ACCESS: YEAR-ROUND MUNICIPAL
- COOLING: N/A
- HEATING: RADIANT WATER- GAS



**ASKING \$679,900**

Opportunity meets location with this ideally situated vacant duplex within walking distance to downtown Bracebridge, perfect for investors, living in one unit and collecting rental income from the other unit to offset your mortgage or multi generational families needing separate space. Set on a generous riverfront lot, this property offers both strong income potential (previous income/expense reports available) and an exceptional lifestyle setting. Featuring 2 spacious units with separate entrances, each offering spacious kitchens, a comfortable living area, 3 bedrooms, a full bathroom, and ample basement space with laundry and storage. Utilities are separately metered for gas, water, and hydro, providing ease of management and flexibility for investors or owner-occupiers. Convenient parking is available on both sides of the home, ensuring excellent accessibility for both units. The expansive riverfront setting adds a rare outdoor element, perfect for enjoying the natural surroundings while still being steps from downtown conveniences. Whether you're looking to expand your investment portfolio or secure a versatile property, this downtown Bracebridge duplex delivers location, functionality, and long-term value. Both units are vacant providing an easy transition for the next owner!



**DAVE LESLIE**

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