GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Step into a piece of local history with this unique former church in the heart of Cloyne, Ontario.

Originally built in 1920, this character-filled property offers an exceptional opportunity for entrepreneurs, investors, or those seeking a distinctive live-work space in the vibrant North Frontenac community.

Situated on a level lot with ample parking, the approximately 874 sq. ft. main floor provides excellent visibility and flexibility for retail, office, studio, gallery, or antique store.

Alternatively, bring your vision and transform this historic building into a truly one-of-a-kind residence.
The lower level features both separate exterior access and interior access to a self-contained one-bedroom apartment complete with kitchen and four-piece bathroom, offering potential for rental income, staff accommodation, or personal living quarters.

Serviced by a private well and septic system, the property is ideally located in the centre of Cloyne, just minutes from Bon Echo Provincial Park and surrounded by a strong tourist corridor that benefits from consistent seasonal traffic.
Whether you're looking to establish a new business, expand your investment portfolio, or create a unique lifestyle property, this former church offers outstanding potential and opportunity.

This sale is for real estate only. No business, goodwill, or financial information is included. Property is being sold in "as is" condition with immediate possession available.

Property Details

ADDRESS: 14184 Highway 41, Cloyne ON K0H 2G0
TYPE: Commercial with residential unit
LEGAL DESCRIPTION: PT LT 15 RANGE A WEST OF ADDINGTON RD ANGLESEA PT 1 29R7636; ADDINGTON HIGHLANDS

SQ. FT:	Main floor is 849 sq ft , Basement apartment is 774 sq ft
BEDROOMS:	1 Bedroom in basement apartment
BATHS:	1 4-piece Note: Toilet leaks, new toilet at property for buyer replacement.
LAUNDRY:	None
BASEMENT:	1 bedroom apartment, kitchen and 4-piece bath
AGE:	Built in 1920, 106 years (MPAC)
ELECTRICAL:	100 AMP breaker
ROOF:	Metal
FOUNDATION:	Concrete
FLOORS:	Hardwood, ceramic tile
CEILINGS:	Wood
EXTERIOR:	Wood
PARKING:	Single drive 3-4 cars
GARAGE:	None
LOT SIZE:	80’ x 131.34’
ZONING:	Commercial

TAXES:	831.72 (2025)
ROLL #:	113402001002900
PIN #:	451440141
HEATING:	Wood pellet stove
COOLING:	None
RENTALS:	None Known
WATER:	Well
WASTE:	Septic
HOME INSPECTION:	Full version available at: www.gogordons.com
INCLUSIONS:	As is where is sale – all appliances on property are as is and in unknown condition.
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	$20,000
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team.
Every detail.

FOR DOWNSIZERS.
ESTATE TRUSTEES.
POWERS OF ATTORNEY.
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