

WELCOME TO
233 Fruitland Road



WOOLCOTT
REAL ESTATE



Live, Work & Thrive

Welcome to 233 Fruitland Road, a versatile raised bungalow home perfect for the entrepreneurial buyer who dreams of running their own business while keeping family life steps away. Zoned for professional services including wellness, tutoring, salon, childcare, repair or hospitality, this property has proven commercial appeal with previous uses as an RMT clinic and automotive service.

A bright, welcoming entryway leads into a spacious living room filled with natural light, creating a warm and inviting first impression.





1,309 Sq. Ft.



\$4,752 / 2025



3



2





Made For Everyday

Just off the living room, the dining area offers a bright, welcoming space for everyday meals and easy entertaining, complete with large windows and a classic chandelier that adds a touch of elegance.





Rest & Recharge

Light-filled bedrooms offer a quiet place to unwind, paired with a bright, functional main bathroom designed for easy, everyday living.





Extended Living Space

On the lower level, you'll find a spacious kitchen and a full bathroom, all centred around a cozy fireplace that brings warmth to the space.





Space To Unwind

The 6,000 square foot lot offers a pergola-covered patio, shed, veggie garden and room for a future pool — business at the front, family retreat at the back.

Minutes to schools, soccer fields, arenas, marina and parks. Own your workplace, build equity and reclaim your commute by making this home your own!



Room Measurements

MAIN LEVEL

Living Room	14' X 15'
Dining Room	11' X 14'
Primary Bed	11' X 14'
Bedroom	11' X 10'
Bedroom	11' X 10'
Office	12' X 11'
Bathroom	4 Piece

LOWER LEVEL

Kitchen	20' X 20'
Bathroom	3 Piece



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BROKER

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