

\$954,900 - 2180-2186 Highway 141, Muskoka Lakes (watt)

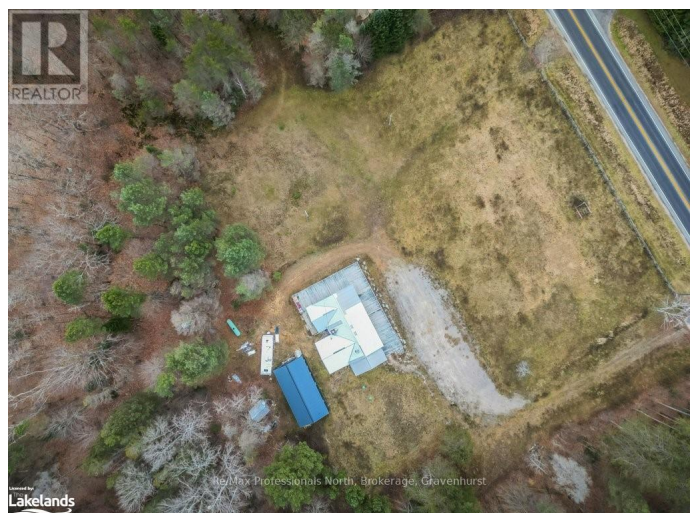
MLS® #canada_23567

\$954,900

0 Bedroom, 0.00 Bathroom,
Single Family on 868.00 Acres

Watt, Muskoka Lakes (watt), Ontario

This is an exceptional opportunity to acquire over 43 acres of prime central Muskoka with rural and commercial zoned land strategically located with driveway off highway; just 15 minutes from Bracebridge, Huntsville, Port Carling, Port Sydney and Rosseau. This unique offering comprises two merged properties with multiple zoning designations and two buildings. The residentially zoned RUC-1, RUM-1 property offers an impressive 41.3 acres of undeveloped land with scenic woods, open meadows, mixed forest and beautiful escarpment, featuring several walking trails. The residential building offers 1,178 square feet of a blank canvas ready for finishing to your vision, complete with all necessary utilities; including a 22-kilowatt standby generator for seamless backup power; or it provides ample room for various uses, from office space to retail. In front of this residence is a 2,292 square feet of partially renovated commercial building, perfect for a modern food establishment or other commercial or residential ventures. It's also has a 2,000 square deck, for outdoor enjoyment, four washrooms, a Oak bar, reclaimed beams, wiring for sound and alarm systems and wheelchair accessible. The property with 868 feet of highway frontage, including 2 acre parcel currently commercial zoned RUC-1 for a food establishment and dwelling. There's also a fully insulated Bunkie,



set back from the larger buildings, perfect for guests or additional workspace. This spectacular property in a great location, with its endless potential, is ready for the home and land of your dreams and/or business enterprise. (id:6289)

Essential Information

MLS® #	canada_23567
Price	\$954,900
Bathrooms	0.00
Acres	868.00
Type	Single Family
Sub-Type	Freehold
Status	Active

Community Information

Address	2180-2186 Highway 141
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Zip Code	P0B1M0

Amenities

Features	Wooded area, Rolling
----------	----------------------

Additional Information

Date Listed	December 3rd, 2024
-------------	--------------------