

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

MLS® #canada_23568

\$954,900

0 Bedroom, 0.00 Bathroom, 3,470 sqft
Business on 25.00 Acres

Watt, Muskoka Lakes (watt), Ontario

Presenting an exceptional opportunity to acquire over 43 acres of prime Muskoka commercial/rural land strategically and centrally located on a busy 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 first property spans 2 acres with 250 feet of highway frontage, currently zoned RUC-1 for a food establishment and dwelling. The second property takes the total frontage to 868 feet and adds an impressive 41.3 acres of undeveloped land with scenic woods, open meadows, mixed forest and beautiful escarpment, and several walking trails.

Building #1 offers 2,292 square feet of partially renovated space, perfect for a modern eatery or food establishment or other commercial ventures. It's has a large 2,000 sq. ft. deck, four washrooms, a oak bar, reclaimed beams, wiring for sound and alarm systems and wheelchair accessible. Building #2 offers 1,177 square feet, which provides ample room for various uses, from office space to retail to residence. It is a blank canvas ready for your vision, complete with all necessary utilities; including a 22-kilowatt standby generator for seamless backup power. There's also a fully insulated Bunkie, set back from the main building, perfect for guests or additional



workspace. This great location, with its endless potential, is ready for your enterprise and fulfillment of your dreams. (id:6289)

Essential Information

MLS® #	canada_23568
Price	\$954,900
Bathrooms	0.00
Square Footage	3,470
Acres	25.00
Type	Business
Status	Active

Community Information

Address	2180-2186 Highway 141
Subdivision	Watt
City	Muskoka Lakes (watt)
Province	Ontario
Zip Code	P0B1L0

Additional Information

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