

2242-2262 Hwy 11

4 parcels for sale - together or seperate

Gravenhurst, ON

MLS #

Sutton Group Incentive Realty Inc. Brokerage

Property Overview

- **2266 Hwy 11 N - $2,500,000 (1)**
  - 3.78 acres
  - Total building area of 22,353 SF (8,282 SF 4 season retail / 14,071 SF 3 season retail)
  - 571' frontage on Hwy 11 N
  - 547' frontage on Beaver Ridge Road to the rear
  - 2021 Taxes $6,111

- **2246 Hwy 11 N - $1,500,000 (2)**
  - 1.46 acres
  - Building area 2,000 SF
  - 250' frontage on Hwy 11 N
  - 214' frontage on Beaver Ridge Road to the rear
  - 2021 Taxes $2,132

- **2242 Hwy 11 N - $750,000 (3)**
  - 1.23 acres
  - Price is for land value only
  - 162' frontage on Hwy 11 N
  - 155' front on Beaver Ridge Road
  - 2021 taxes $3,019

- **Vacant Parcel - $450,000 (4)**
  - 3.04 acres
  - Irregular shape with over 1000' frontage on Hwy 11 N and Beaver Ridge Road to the rear
  - 2021 Taxes $1,042



- **All Properties - $4,750,000**
  - 9.51 acres
  - 2 buildings totaling 24,353 SF
  - Irregular shape with over 1999' frontage
  - 2021 taxes $12,304

Property Video

NOT INTENDED TO SOLICT THOSE ALREADY UNDER CONTRACT

Property Highlights

- 9.5+ Acres Highway Commercial (C3) Land Assembly just south of Gravenhurst on busy Hwy 11 N
- Can be purchased together or individually
- Average Annual Daily Traffic - 24,300 vehicles
- Located on the east side of Hwy 11, south of Gravenhurst
- Beaver Ridge Road runs at back of property

History of The Muskoka Store

Permitted Uses

- Contractor's Establishment
- Commercial Recreation
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Garden Centre and Nursery
- Market Place
- Model Home Display Court and Sales Office
- Motor Vehicle Service Station
- Recreational Vehicle Sales and Service Establishment
- Restaurant
- Retail Store
- Sale, Rental, Service, Storage, or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories fo motor Vehicles or Major Recreational Equipment
- Tourist Establishment
- Transportation Depot
- Warehouse
- Wholesaling

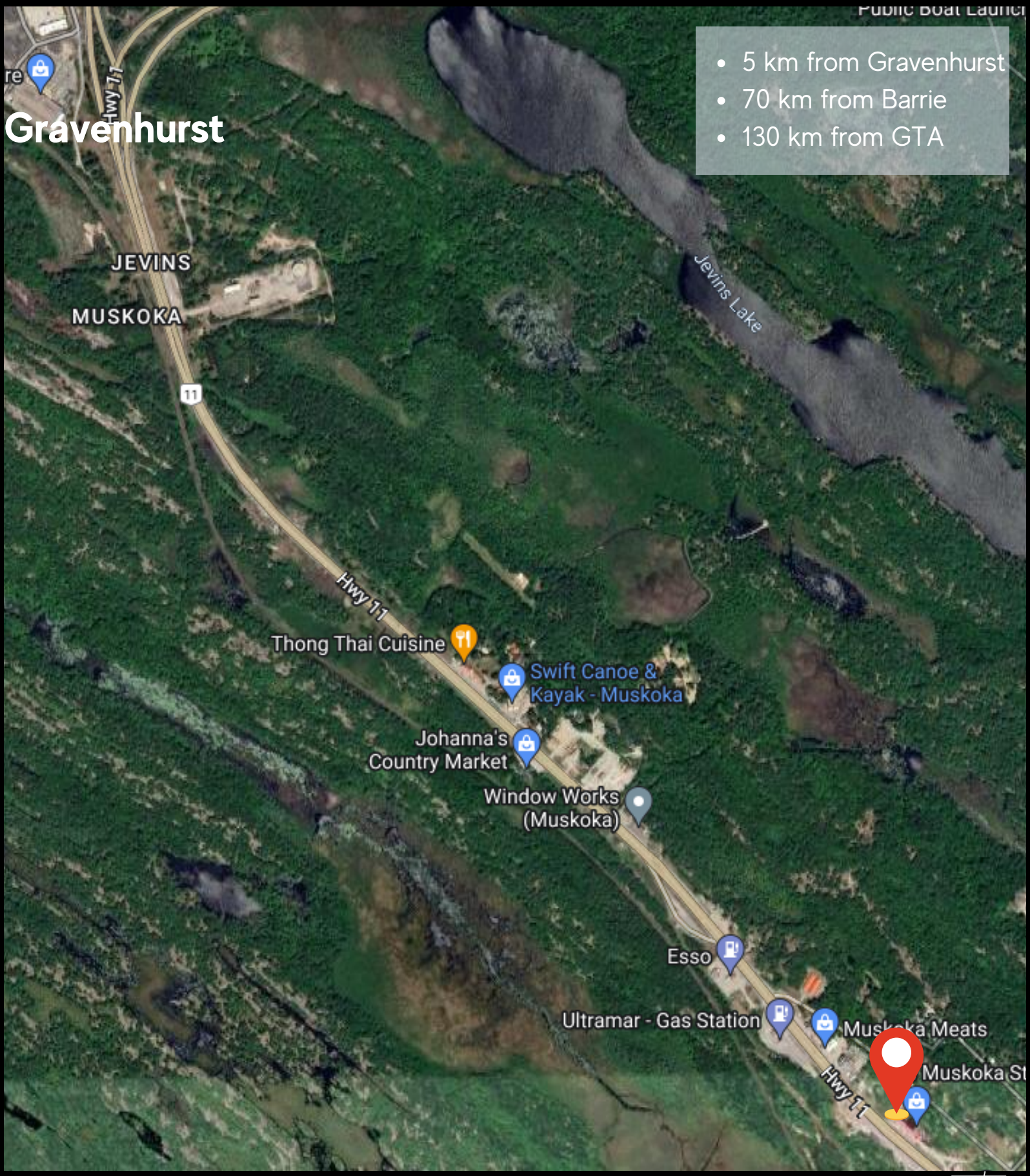




MLS MULTIPLE LISTING SERVICE

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Location



- 5 km from Gravenhurst
- 70 km from Barrie
- 130 km from GTA

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The Team



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