

An aerial photograph showing a large property outlined in red. The property is situated near a multi-lane highway that intersects with another road. The surrounding area is a mix of green trees and some buildings. The text 'FOR SALE' is overlaid in the top right corner.

**FOR SALE**

**2242-2262**

4 parcels for sale - together or separate

MLS #

**Hwy 11**

**Gravenhurst, ON**

# 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



# 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

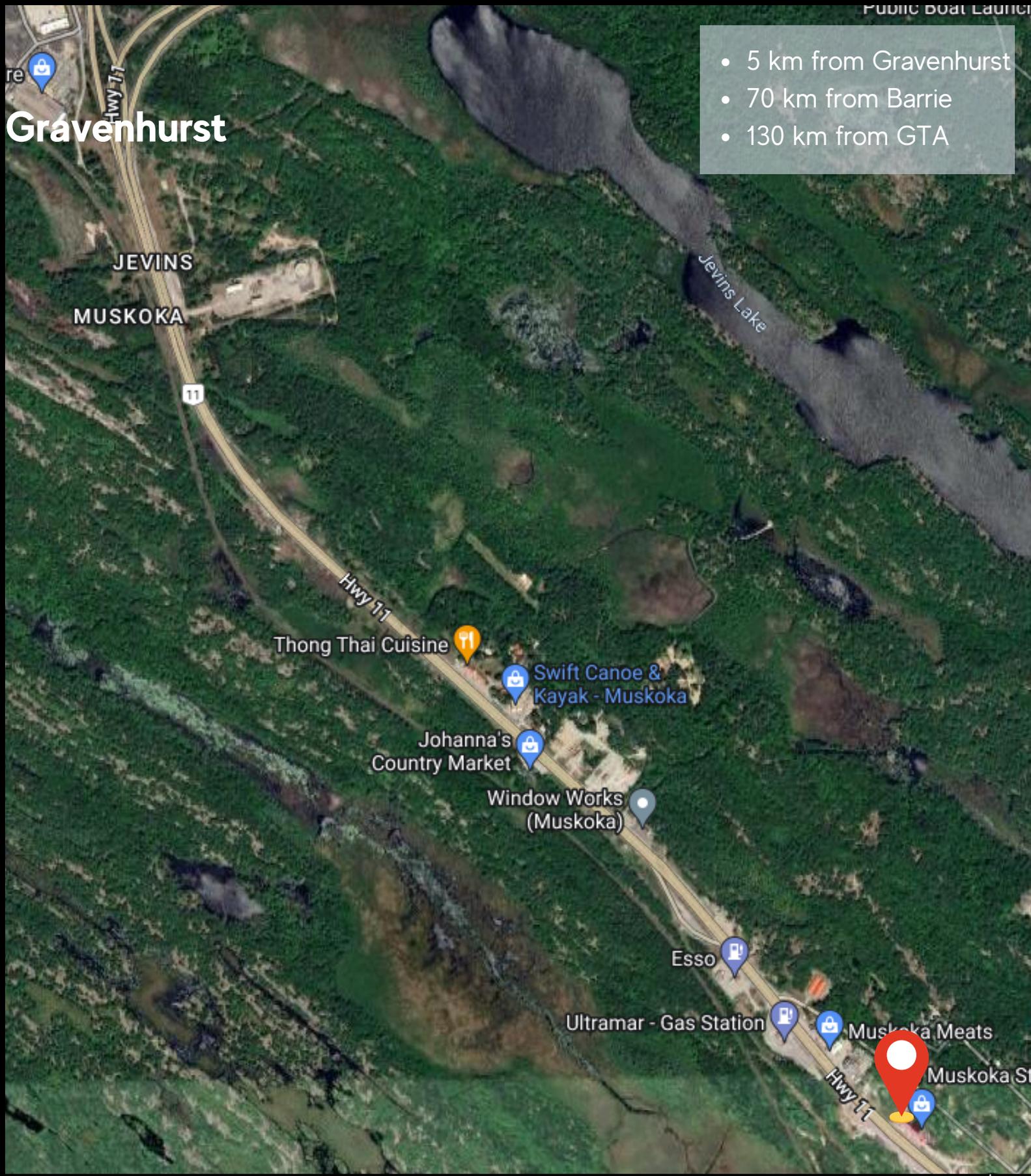
## History of The Muskoka Store

# 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 to Motor Vehicles or Major Recreational Equipment
- Tourist Establishment
- Transportation Depot
- Warehouse
- Wholesaling



# Location



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



# The Team



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