

An aerial photograph showing a large property outlined in red. The property is situated along a multi-lane road that runs diagonally from the top left towards the bottom right. The area is surrounded by dense green trees and some smaller 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

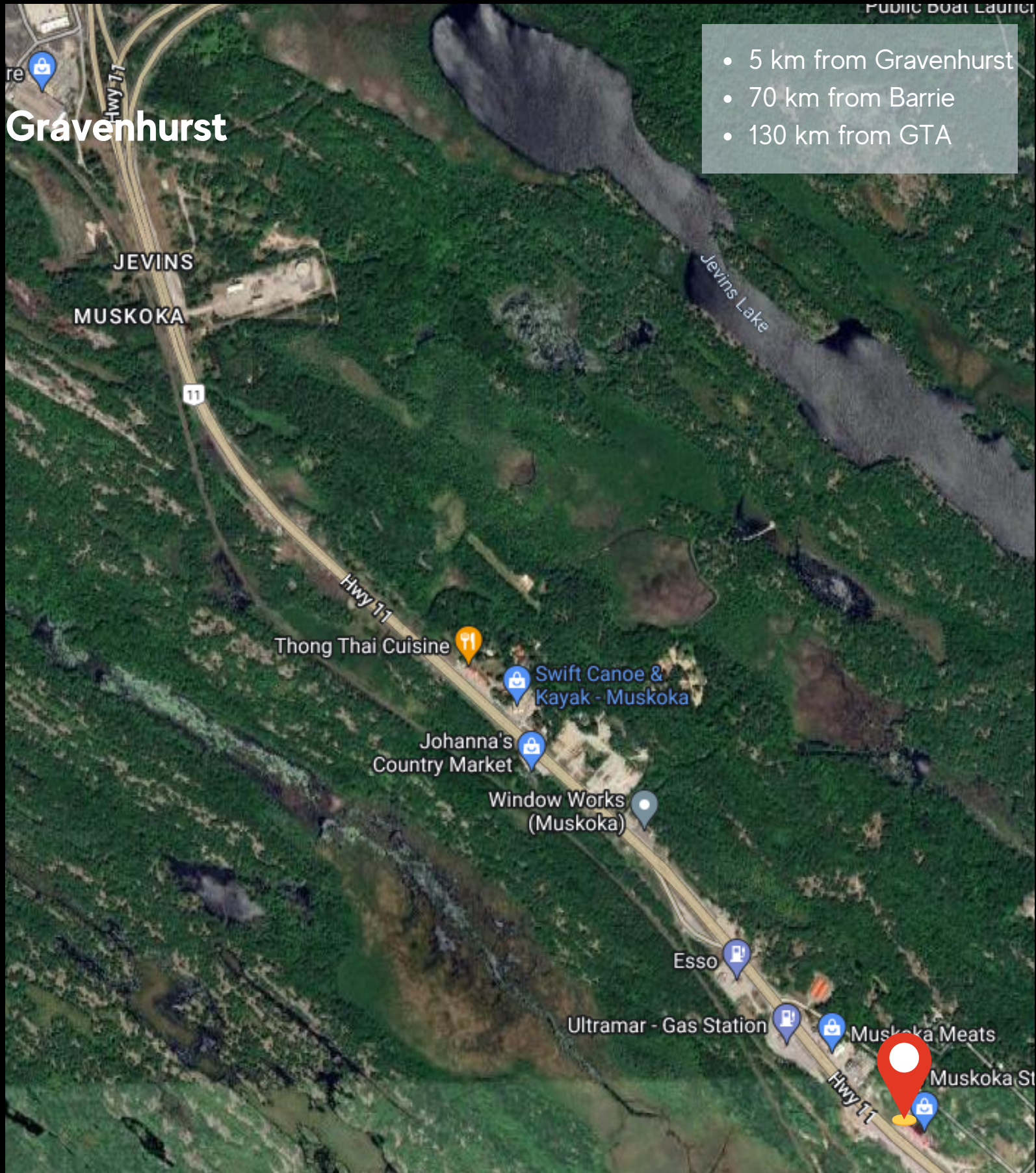
History of The Muskoka Store

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



The Team



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