

Property Member Full

1160 BETHUNE Drive N, Gravenhurst, Ontario P1P 1R1

Listing

Member Full
Active / Land

Confidential for REALTORS® Only

MLS® #: 40363453

List Price: **\$699,000/For Sale**
New Listing



Muskoka/Gravenhurst/Gravenhurst Commercial/

Tax Amt/Yr: **\$3,044/2022**
Zoning: **C2-A**
Devel Chrg Pd:
Official Plan:
Site Plan Apprv:

Trans Type: **Sale**
DOM/CDOM: **1/1**
Common Interest: **Freehold/None**
Acres Range: **2-4.99**
Frontage: **688.20**
Lot Dimensions: **688.2**
Lot Size Area: **4.92**
Lot Size Area Units: **Acres**
Lot Shape: **Rectangular**

Remarks/Directions

Public: **Iconic property that has long been a landmark of entering the Town of Gravenhurst is now awaiting the next owner to make their mark in Muskoka's thriving marketplace. Just under five acres of land is offered here with zoning that allows for multiple uses including, but not limited to: B&B, garden centre, retail, tourist establishment, food and beverage and many more. Amazing visibility from the highway 11 corridor and by every vehicle that is entering the popular gateway to Muskoka with services available at the property, this is a great opportunity to bring your ideas and start your business journey. A 1900 square foot historic barn stands tall as the heart of the property and could be repurposed to suit your desired use.**

Directions to Property: **Highway 11 to Bethune Drive to SOP**

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Barn				No

Exterior

Property Access: **Municipal Road, Paved Road**
Area Influences: **Downtown, High Traffic Area, Highway Access, Major Highway, School Bus Route, Schools, Shopping Nearby**
Topography: **Level, Partially Cleared**

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	Cell Service, Electricity, Garbage/Sanitary Collection, Recycling Pickup		
Acres Clear:	Acres Waste:	Acres Workable:	
Lot Front (Ft): 688.20	Lot Depth (Ft):	Lot Size:	4.92 Acres

Property Information

Legal Desc:	PT LT 14 CON 5 MUSKOKA PT 1 & 5 35R14836 EXCEPT PT 1 35R16829; GRAVENHURST ; THE DISTRICT MUNICIPALITY OF MUSKOKA		
Zoning:	C2-A	Survey:	None/
Assess Val/Year:	\$191,000/2023	Hold Over Days:	
PIN:	481790197	Occupant Type:	
ROLL:	440202000406103	Deposit:	10%
Possession/Date:	30 - 59 Days/		

Marketing

Showing Requirements: **Go Direct**
Showings:

Showing Remarks: **Book through ShowingTime.**
 Sign on Prop: **Yes**
 Possession: **30 - 59 Days**

Brokerage Information

List Date: 02/01/2023	Expiration Date: 06/01/2023	Int Bearing Bkg Trust Account: No
Financing:	SPIS:	Contact After Expired: No
Buyer Agency Compensation Remarks: 2.5% + HST		Special Agreement: No
Offer Remarks: 24 hour irrevocable on all offers.		
Original List Price: \$699,000.00		
List Brokerage: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville		Brkge #: 705-789-4957
List Salesperson: Victoria Darling-Wadel, Salesperson		Direct #: 705-571-2852
Email: vdarling@vianet.ca		L/SP Cell: 705-571-2852
List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville		Phone: 705-789-4957
List Salesperson 2: Jessica Brown, Salesperson		Phone: 705-571-0882
Email: jessicabrown@vianet.ca		L/SP2 Cell: 705-571-0882

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Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 02/02/2023

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Photos

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