

144 STEPHENSON Road E, Huntsville, Ontario P0B 1L0

Listing

Member Full
Active / Commercial Sale

Listing ID: 40532810
List Price: **\$1,795,000.00/For Sale**
New Listing



Muskoka/Huntsville/Stephenson Building and Land/ Mixed

Bld Area Total (SF): **6,738** Common Interest: **Freehold/None**
Bld Area Total Src: Common Elements: **No**
SF Range: **6001 to 7000** Free Standing Y/N:
Lot Size: **48.160/Acres**
Lot Size Source: **GeoWarehouse**
Tax Amt/Yr: **\$5,139.82/202:**

ARN/PIN: 444204001603700 / 481240374
Legal: PT LT 23-24 CON 9 STEPHENSON AS IN DM292218 AS SHOWN ON C405; S/T DM20814 AS AMENDED BY DM34064; S/T DM135580, DM215425, DM94475, ST4584; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **Absolutely incredible opportunity to obtain a large acreage parcel in a truly prime commercial setting. With unparalleled Highway 11 exposure and excellent placement just minutes South of Huntsville on the busy highway corridor, this is the ideal location to get your business noticed. 48 acres are offered with a large portion being cleared and the remainder a mixture of treed land, all very level and useable. An approximately 6700 square foot two storey commercial building exists on the property that provides a fantastic shell to work from to customize and finish the spaces as needed. Complete with 3 bays, framed office spaces, 3-phase hydro and ample parking available, the initial work is done for the next owner to complete. The property is suited for various industrial and commercial uses including building prefabrication, landscaping and garden centre or display court of homes; the location suggests a multitude of future uses may also be possible. The land also comes with two billboards on site with excellent highway exposure, barn and storage shed. The town of Huntsville is a quickly-growing community that provides an amazing location to showcase your business and secure a foothold location that will be desirable for years to come as the area continues to expand.**

Directions to Property: **Highway 11 to Greer Road to Stephenson Road 8E**

Exterior


Construct. Material: **Vinyl Siding, Wood**
Property Access: **Municipal Road** Rd Acc Fee: Electrical: **Three Phase**
Garage and Parking: **Gravel Driveway, Visitor Parking**
Services: **Garbage/Sanitary Collection, Recycling Pickup**
Lot Shape: **Irregular** Sewer: **Septic Well**
Lot Front (Ft): Lot Depth (Ft): Water Source:
Area Influences: **High Traffic Area, Highway Access**
Topography:
Local Impvmt:
#Res Units: #Wrhse Units: #Other Units: **0**
Basement: **None, ,** Seating Capacity: # Hnd Wshrms:

Commercial/Financial


Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PT LT 23-24 CON 9 STEPHENSON AS IN DM292218 AS SHOWN ON C405; S/T DM20814 AS AMENDED BY DM34064; S/T DM135580, DM215425, DM94475, ST4584; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA**
Zoning: **RU1-0470** Survey: **None/**
Assess Val/Year: **\$304,000/2023** Hold Over Days:
PIN: **481240374** Occupant Type: **Owner**
ROLL: **444204001603700**
Possession/Date: **60 - 89 Days/** Deposit:

Marketing

Showing Requirements: **Showing System**
 Showings: 
 Showing Remarks: **Contact Listing Agent for Showing.**
 Sign on Prop: **Yes**
 Possession: **60 - 89 Days**

Brokerage Information

List Date:	02/13/2024	Expiration Date:	05/10/2024	Int Bearing Bkg Trust Account:	No
Financing:		SPIS:		Contact After Expired:	No
Buyer Agency Compensation Remarks:	2.5% + HST				
Representation Type:	Designated Representative				
Offer Remarks:	Schedule B to be included with offer.				
Original List Price:	\$1,795,000.00				
List Brokerage:	Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 				
List Salesperson:	Jessica Brown, Salesperson 				
Email:	jessicabrown@vianet.ca				
List Brokerage 2:	Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 				
List Salesperson 2:	Victoria Darling-Wadel, Salesperson 				
Email:	vdarling@vianet.ca				
		Brkge #:	705-789-4957		
		Direct #:	705-571-0882		
		L/SP Cell:	705-571-0882		
		Phone:	705-789-4957		
		Phone:	705-571-2852		
		L/SP2 Cell:	705-571-2852		

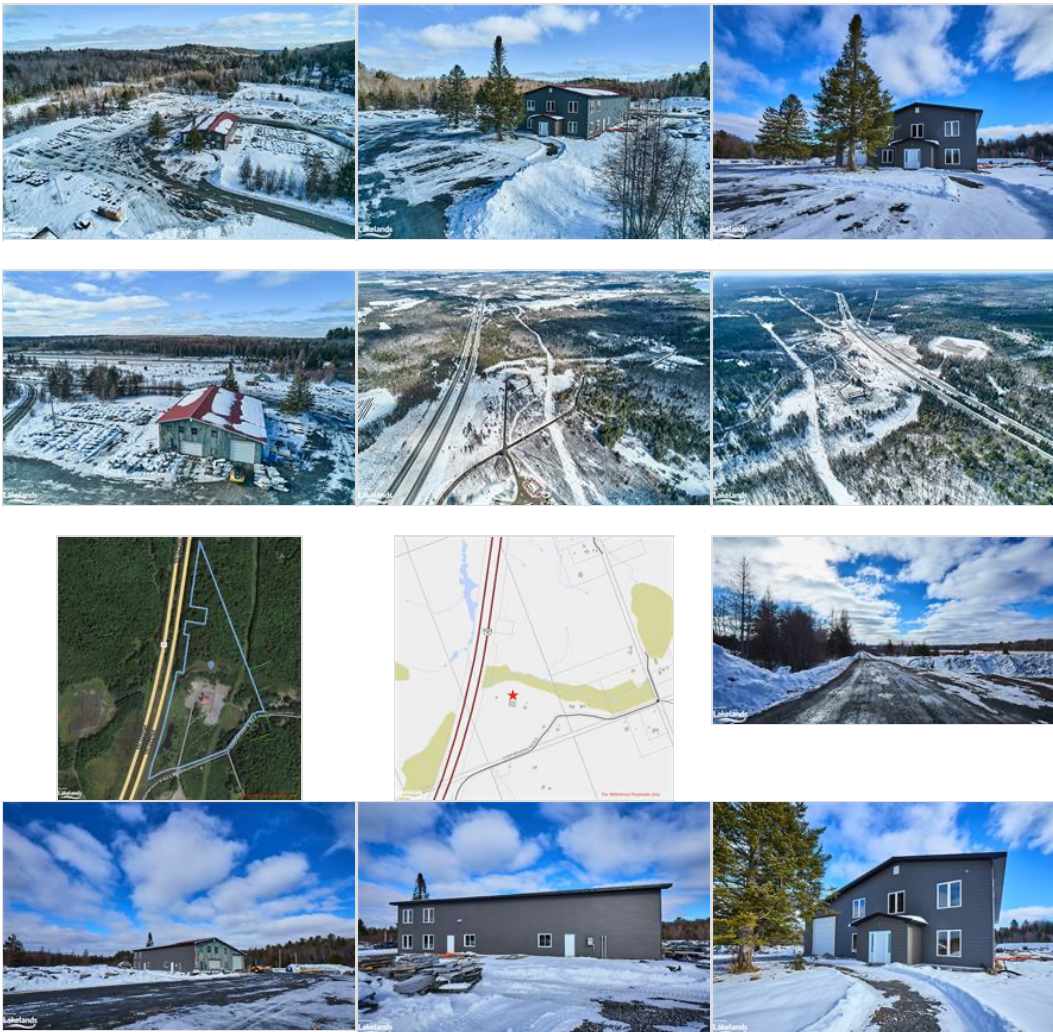
Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
 Prepared By: Victoria Darling-Wadel, Salesperson
 Date Prepared: 02/13/2024

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Photos

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