

# 22990 HIGHWAY 12

Scugog, ON

**FOR SALE**



## FREESTANDING COMMERCIAL

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# Property Details

Size	3,600 SF	Asking Price	\$1,495,000
Land	24,154.19 SF	Taxes (2025)	\$12,420.81
Clear Height	16'	Possession	Immediate
Shipping	2 Drive-In (16'x10' & 10'x10')	Zoning	C4

*\*\*All Information to be confirmed by Buyer\*\**

## Highlights



Highway 12  
Exposure



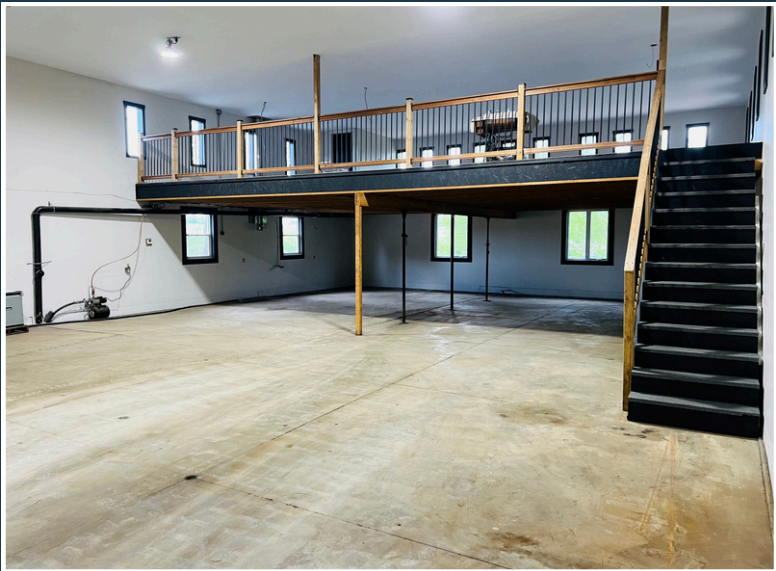
Flexible  
Commercial  
Zoning



Abundant  
Excess Land



Newly  
Renovated  
Property



## Further Information

### Zoning

#### Highway Commercial (C4)

No person shall within any Industrial District use any land or erect, alter or use any building of part thereof for any purpose other than those uses listed below:

- Banquet Hall;
- Building Supply Depot;
- Convenience Store;
- Dwelling Units (1)
- Equipment Sales, Service and Rental, Light
- Garden Centre;
- Landscaping Operation;
- Mobile Home Sales and Service Establishment;
- Motor Vehicle Gasoline Station;
- Motor Vehicle Repair Shop;
- Office, Business, Professional or Administrative;
- Place of Entertainment;
- Public Utility;
- Recreational Vehicle Sales and Service Establishment
- Restaurant
- Retail Store
- Service Shop, Trade;
- Workshop;

#### Additional Regulations:

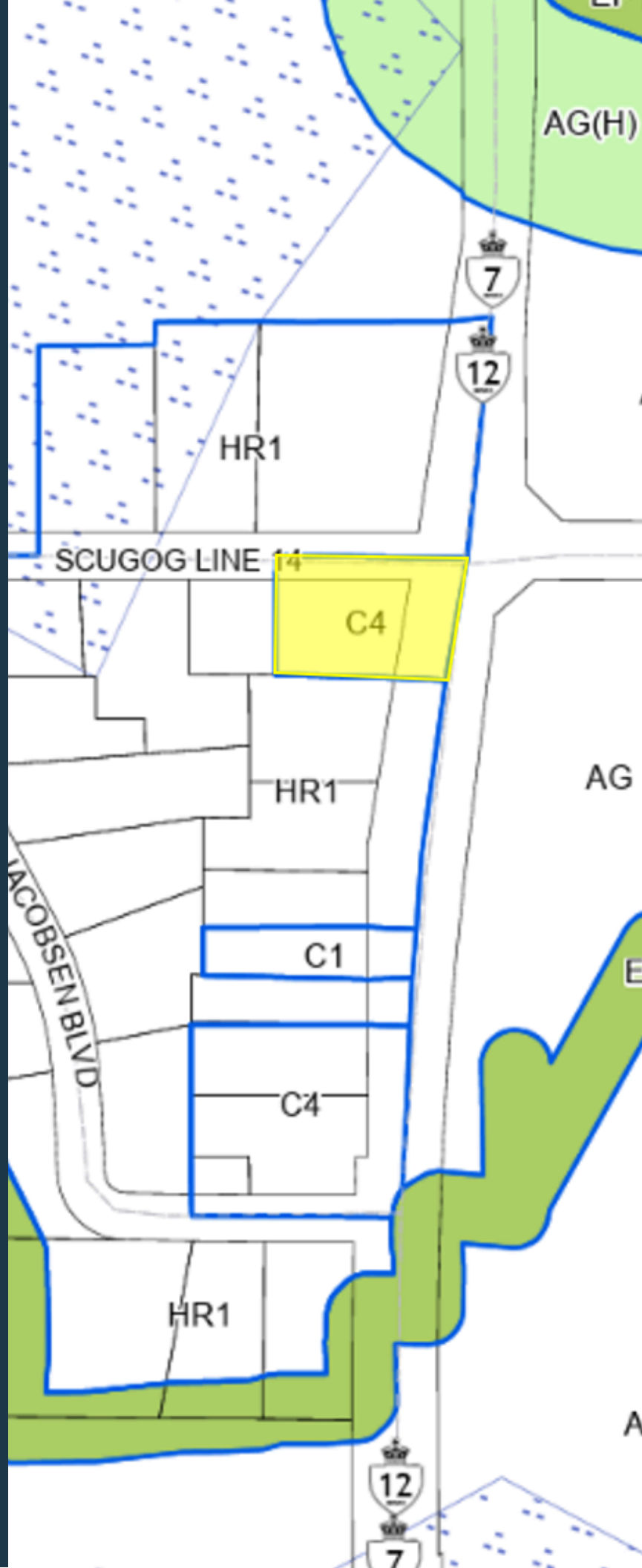
(1) Permitted within a portion of a Non-Residential Building permitted within the Commercial Zones.

#### Regulations for All Commercial Zones:

- (a) Maximum Building Height
  - 12.0 M
- (b) Maximum Lot Coverage of all Buildings
  - 50%



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**RE/MAX**

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