

## 171 Muskoka Rd S, Gravenhurst

PC FOR SALE **\$1,400,000** ↓ For Sale

Gravenhurst, Muskoka (S), Muskoka, Ontario P1P 1X3

TAXES \$7,828 (2024) Annual

Re/Max Professionals North

X12418079

Commercial/Retail

9295 Sq Ft

Retail Store Related

TYPE

TOTAL AREA

USE

Retail

115

CATEGORY

DOM



### CLIENT REMARKS

NEW ATTRACTIVE PRICE for this Rare Downtown Gravenhurst Investment & Development Opportunity!!! A true once-in-two-generation offering, this 9,295 sq. ft. commercial/residential building occupies a prime location on the vibrant main street of Gravenhurst. Owned and operated by the same successful furniture and appliance business for an extraordinary 76 years, this property now awaits its next chapter. The Retail Space on two levels comprising 7,169 sq. ft. (3,938 sq. ft. main floor + 3,231 sq. ft. lower level). The Residential Space: has two well-kept apartments totaling 2,126 sq. ft., each with its own kitchen, Bathroom and Hydro service. South Apt. has approx. 1,000 sq.ft. with 2 beds, 1 bath and in kitchen laundry while North Apt. has approx. 1,125 sq.ft. with 1 bed + den, 1 bath and a large living/dining room. The efficient gas-fired boiler heating system; 200 AMP electrical service; on municipal water and sewer. 42 feet store front with large display windows ideal for showcasing retail. At rear is a cover loading dock, warehouse storage area, and utility rooms. The interior retail space is open, bright, with 9' ceilings and ready for your vision whether you continue retail operations, create a mixed-use hub, or redevelop for modern commercial and residential use with C1 Commercial Core Zoning. The apartments above are in good condition, offering immediate rental income or on-site living for an owner/operator. This is a rare find in the heart of Gravenhurst the gateway to Muskoka, surrounded by year-round tourism and a growing local community. Seize the opportunity to own a landmark property with proven longevity and unlimited potential.

### LISTING INFORMATION

PIN#	481910194	POSSESSION	immediate
TAXES	\$7,828 (2024) Annual	REMARKS	
TAX YEAR	2024	ASSESSMENT	\$432,000 / 2025
ENERGY	N	SELLER PROPERTY	N
CERTIFICATION		INFO STATEMENT	
LEGAL DESCRIPTION	PT LT 8 W/S MUSKOKA RD PL 8 GRAVENHURST AS IN DM214610;		

T/W EASEMENT OVER PT LT 9 E/S  
JOHN ST. PL 8 GRAVENHURST PT  
2 & 3 35R22310 AS IN MT65186;  
GRAVENHURST; THE DISTRICT  
MUNICIPALITY OF MUSKOCA  
TOGETHER WITH AN EASEMENT  
OVER PT LT 8 W/S MUSKOCA RD  
PL 8 GRAVENHURST PT 2 ON  
35R24348 AS IN MT143119

STATUS Available  
GREENPIS N  
SURVEY N

## PROPERTY INFORMATION

APPROX AGE	51-99	WASHROOMS	3
LOT SIZE	42.06 x 123 Feet	GARAGE TYPE	Covered
LOT SHAPE	Rectangular	BASEMENT	Y
LOT SIZE SOURCE	MPAC	HEATING TYPE	Gas Hot Water
LOT CODE	Lot	WATER	Municipal
DIR/CROSS ST	Bay St.	SEWERS	San+Storm
DIRECTIONS	In Gravenhurst, on Muskoka Rd. S. to 171 on the west side of the road	UTILITIES	Y
DRIVE PARKING	4	AMPS	200
SPACES		BAY SIZE WIDTH 1 FT	16
UFFI	No	BAY SIZE WIDTH 1 IN	4
A/C	Y	BAY SIZE WIDTH 2 FT	26
ZONING	C1	BAY SIZE WIDTH 2 IN	1
HST APPLICABLE TO	In Addition To	AREA INFLUENCES	
SALE PRICE		PROPERTY TYPE	Commercial/Retail
FREESTANDING	Y		
FRANCHISE	N		
OUTSIDE STORAGE	N		
CRANE	N		
OFFICE APT AREA	2126 Sq Ft		
RETAIL AREA	7169 Sq Ft		
CHATTELS	Y		
# TRAILER PARKING	1		
SPOTS			
CLEAR HEIGHT	9		
AREA	Muskoka		
MUNICIPALITY	Gravenhurst		
COMMUNITY	Muskoka (S)		

## SECURITY FEATURES

Partial

## WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
3		

## INCLUSIONS

As viewed with exception of inventory and personal property

## LISTING CONTRACTED WITH

Re/Max Professionals North  
705-687-2243