

## 171 Muskoka Rd S, Gravenhurst

**NEW** FOR SALE **\$1,600,000** For Sale

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

TAXES \$7,828 (2024) Annual

Re/Max Professionals North

X12418079

|                           |                          |                             |                    |          |
|---------------------------|--------------------------|-----------------------------|--------------------|----------|
| Commercial/Retail<br>TYPE | 9295 Sq Ft<br>TOTAL AREA | Retail Store Related<br>USE | Retail<br>CATEGORY | 2<br>DOM |
|---------------------------|--------------------------|-----------------------------|--------------------|----------|



### CLIENT REMARKS

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. 1000sqft with 2 beds, 1 bath and in kitchen laundry while North Apt. has approx. 1200sqft 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<br>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 MUSKOKA  
 TOGETHER WITH AN EASEMENT  
 OVER PT LT 8 W/S MUSKOKA RD  
 PL 8 GRAVENURST 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<br>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   |                     |                   |
| CHATELLETS        | 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

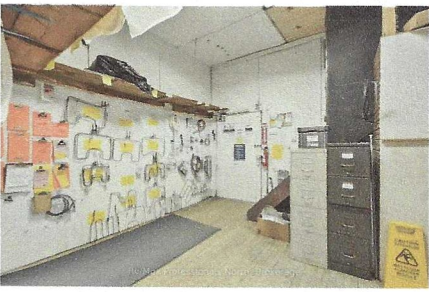
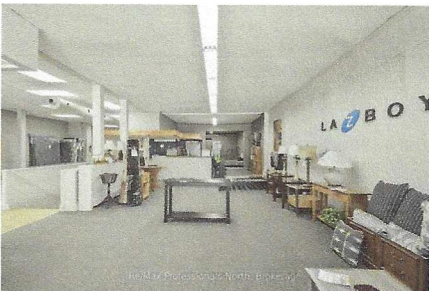
## LISTING CONTRACTED WITH

Re/Max Professionals North  
705-687-2243



171 Muskoka Rd S, Gravenhurst P1P 1X3

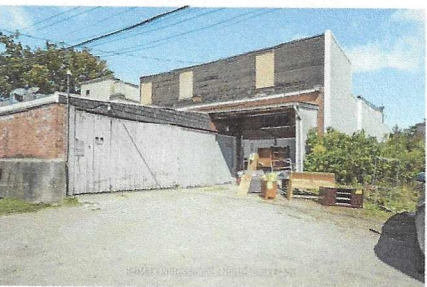
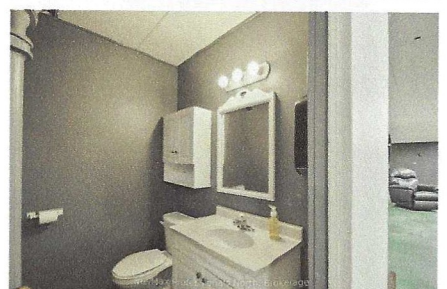
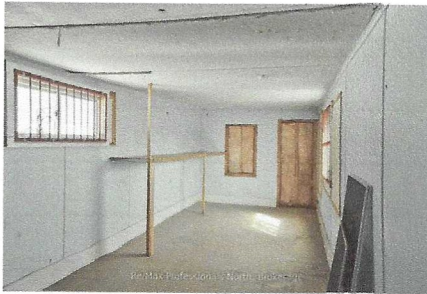
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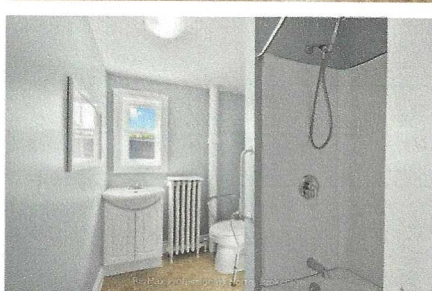
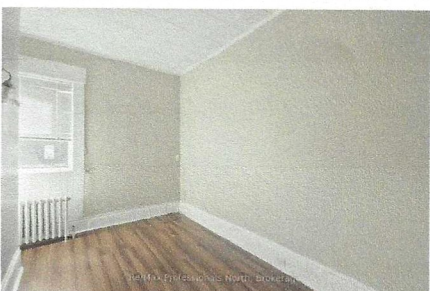
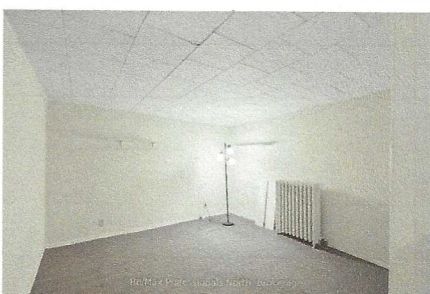
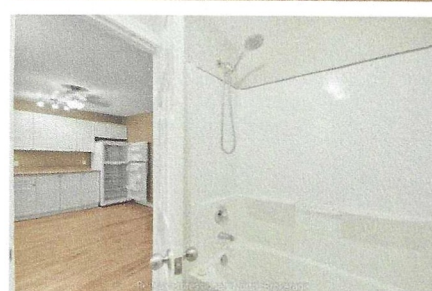
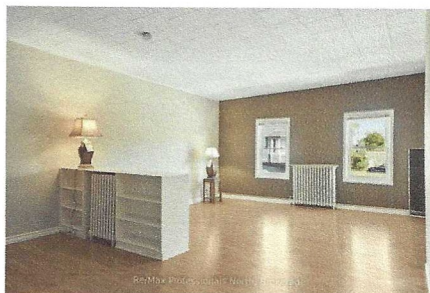
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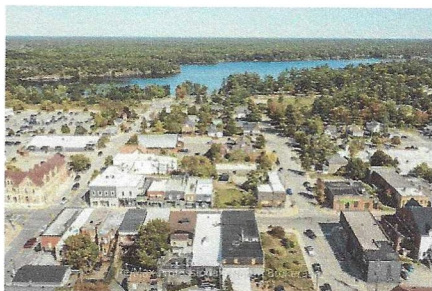
# X12418079





171 Muskoka Rd S, Gravenhurst P1P 1X3

# X12418079



Gross Living Area: 6878 sq. ft



171 Muskoka Road South, Gravenhurst, Muskoka Lakes, Ontario, Canada, P1P 1X3

Gross Living Area: 6878 sq. ft

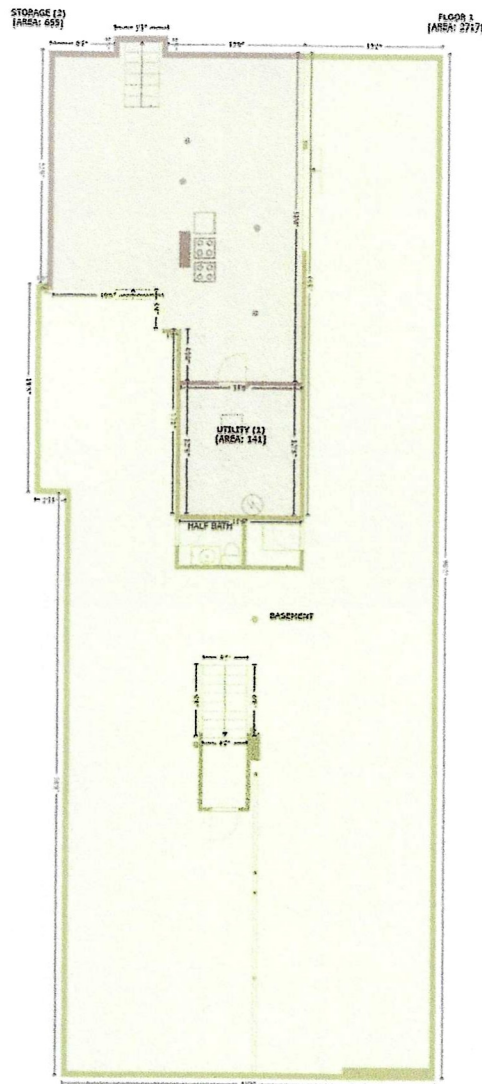
Level 2

| Space                      | Area (sq. ft) | Calculation  |
|----------------------------|---------------|--|
| PORCH<br>(Non-living area) | 26            | <div>Coordinate Polygon Area Algorithm using inches</div> $-((245.3 + 245.3) * (1615.1 - 1669) + (245.3 + 152.3) * (1669 - 1669) + (152.3 + 199.3) * (1669 - 1615.1) + (199.3 + 245.3) * (1615.1 - 1615.1)) * 0.5 * 0.00694$ |

# 171 Muskoka Road South, Gravenhurst, Muskoka Lakes, Ontario, Canada, P1P 1X3

Gross Living Area: 6878 sq. ft

## Level 1 - Below Grade



| Space                        | Area (sq. ft) | Calculation   |
|------------------------------|---------------|---|
| FLOOR 1<br>(Living area)     | 2717          | $-\left((475.7 + 475.7) * (495.6 - 1649.7) + (475.7 + 50.3) * (1649.7 - 1649.7) + (50.3 + 50.3) * (1649.7 - 992.6) + (50.3 + 15.4) * (992.6 - 992.6) + (15.4 + 15.4) * (992.6 - 760) + (15.4 + 27.9) * (760 - 760) + (27.9 + 33.9) * (760 - 766) + (33.9 + 159.6) * (766 - 764.6) + (159.6 + 159.6) * (764.6 - 809.7) + (159.6 + 180) * (809.7 - 809.7) + (180 + 180) * (809.7 - 1015) + (180 + 318.1) * (1015 - 1015) + (318.1 + 318.1) * (1015 - 495.6) + (318.1 + 475.7) * (495.6 - 495.6)\right) * 0.5 * 0.00694$ |
| UTILITY<br>(Non-living area) | 141           | $-\left((318.1 + 318.1) * (867.7 - 1015) + (318.1 + 180) * (1015 - 1015) + (180 + 180) * (1015 - 867.7) + (180 + 318.1) * (867.7 - 867.7)\right) * 0.5 * 0.00694$   |



171 Muskoka Road South, Gravenhurst, Muskoka Lakes, Ontario, Canada, P1P 1X3

Gross Living Area: 6878 sq. ft

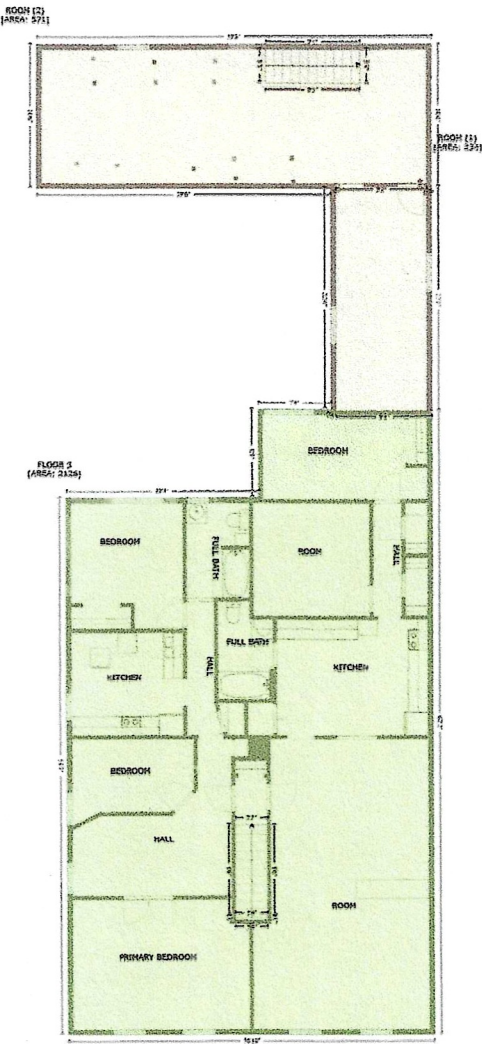
Level 1 - Below Grade

| Space                        | Area (sq. ft) | Calculation  |
|------------------------------|---------------|--|
| STORAGE<br>(Non-living area) | 655           | <div>Coordinate Polygon Area Algorithm using inches</div> $-((162.4 + 162.4) * (478.6 - 495.6) + (162.4 + 318.1) * (495.6 - 495.6) + (318.1 + 318.1) * (495.6 - 867.7) + (318.1 + 180) * (867.7 - 867.7) + (180 + 180) * (867.7 - 809.7) + (180 + 159.6) * (809.7 - 809.7) + (159.6 + 159.6) * (809.7 - 764.6) + (159.6 + 33.9) * (764.6 - 764.6) + (33.9 + 33.9) * (764.6 - 766) + (33.9 + 27.9) * (766 - 760) + (27.9 + 27.9) * (760 - 495.6) + (27.9 + 101) * (495.6 - 495.6) + (101 + 101) * (495.6 - 478.6) + (101 + 162.4) * (478.6 - 478.6)) * 0.5 * 0.00694$ |

171 Muskoka Road South, Gravenhurst, Muskoka Lakes, Ontario, Canada, P1P 1X3

Gross Living Area: 6878 sq. ft

Level 3



| Space                    | Area (sq. ft) | Calculation  |
|--------------------------|---------------|--|
| FLOOR 3<br>(Living area) | 2126          | Coordinate Polygon Area Algorithm using inches<br>$-((369.6 + 375.6) * (921.3 - 923.3) + (375.6 + 491.4) * (923.3 - 923.3) + (491.4 + 491.4) * (923.3 - 1669) + (491.4 + 49.1) * (1669 - 1669) + (49.1 + 49.1) * (1669 - 1026.3) + (49.1 + 281.1) * (1026.3 - 1026.3) + (281.1 + 281.1) * (1026.3 - 921.3) + (281.1 + 369.6) * (921.3 - 921.3)) * 0.5 * 0.00694$ |



# 171 Muskoka Road South, Gravenhurst, Muskoka Lakes, Ontario, Canada, P1P 1X3

Gross Living Area: 6878 sq. ft

## Level 3

| Space  | Area (sq. ft) | Calculation   |
|--|---------------|---|
| Coordinate Polygon Area Algorithm using inches |               |   |
| ROOM<br>(Non-living area)                      | 234           | $-\left((485.4 + 485.4) * (646.9 - 650.9) + (485.4 + 491.4) * (650.9 - 650.9) + (491.4 + 491.4) * (650.9 - 923.3) + (491.4 + 375.6) * (923.3 - 923.3) + (375.6 + 369.6) * (923.3 - 921.3) + (369.6 + 369.6) * (921.3 - 652.9) + (369.6 + 375.6) * (652.9 - 646.9) + (375.6 + 485.4) * (646.9 - 646.9)\right) * 0.5 * 0.00694$ |
| ROOM<br>(Non-living area)                      | 571           | $-\left((491.4 + 491.4) * (478.6 - 650.9) + (491.4 + 485.4) * (650.9 - 650.9) + (485.4 + 485.4) * (650.9 - 646.9) + (485.4 + 375.6) * (646.9 - 646.9) + (375.6 + 369.6) * (646.9 - 652.9) + (369.6 + 15.4) * (652.9 - 652.9) + (15.4 + 15.4) * (652.9 - 478.6) + (15.4 + 491.4) * (478.6 - 478.6)\right) * 0.5 * 0.00694$     |



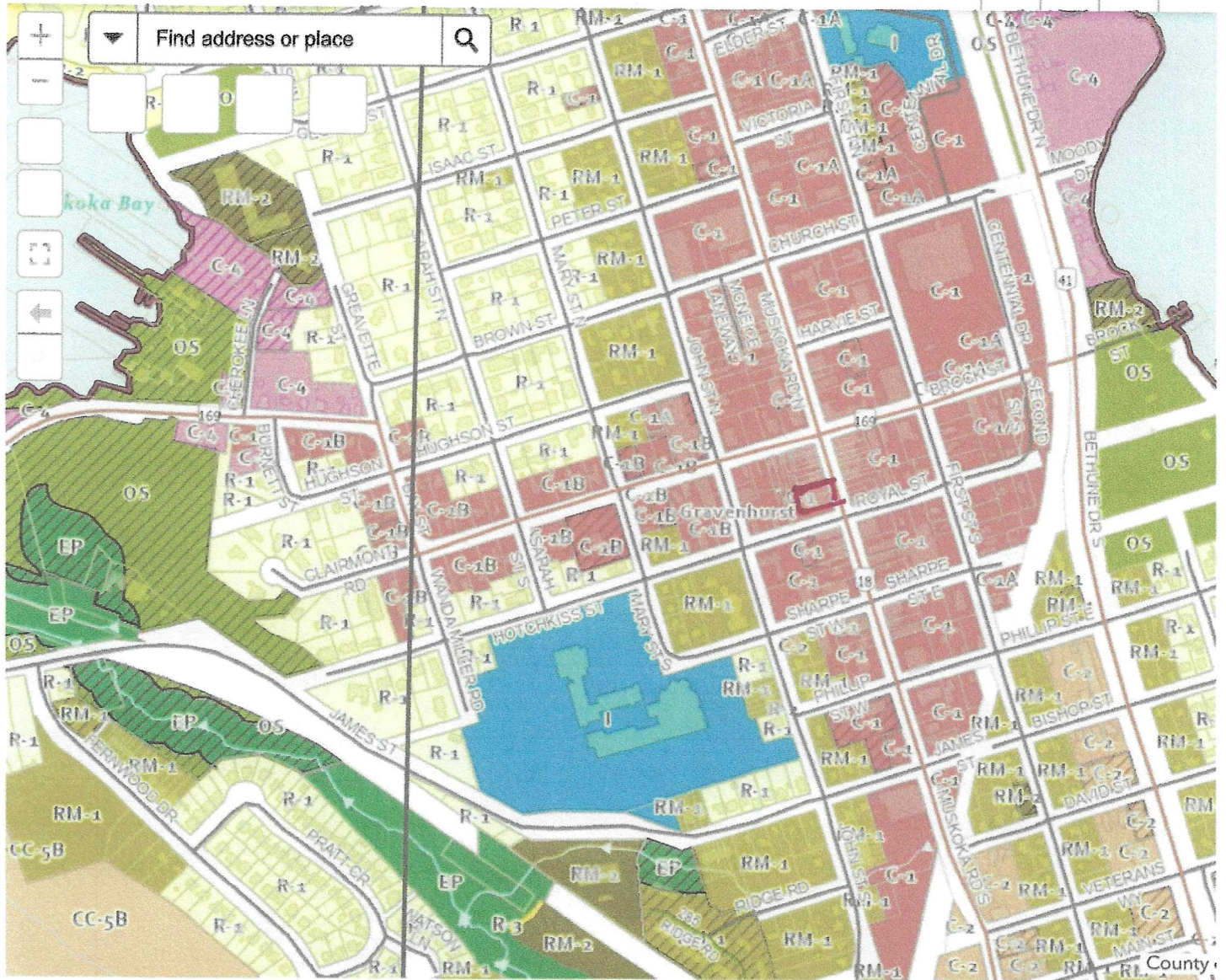




# Gravenhurst Zoning

Zoning information for the Town of Gravenhurst

Gravenhurst



600ft

-79.36156 44.92411 Degrees



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**SECTION 17**

**COMMERCIAL CORE ZONES (C-1, C-1A, C-1B)**

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a C-1, C-1A or C-1B Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

**17.1 PERMITTED USES FOR C-1**

- Amusement Arcade
- Bed and Breakfast Establishment
- Business, Professional or Administrative Office
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Craftsman Shop
- Dwelling, Single Detached (Existing Only)
- Dwelling Unit (Accessory Use Only)
- Educational Institution
- Financial Establishment
- Funeral Home
- Health Services
- Personal Services
- Place of Assembly
- Religious Institution
- Repair Service Shop
- Residential Care Facility
- Restaurant
- Retail Convenience Store
- Retail Store
- Tourist Establishment
- Veterinary Services

**17.1 Restrictions for Real Estate Offices**

Real Estate Offices will not be a permitted use within any building located within the lands fronting and flanking on Muskoka Road North and South between Church Street and Phillip Street.

**17.3 PERMITTED USES FOR C-1A**

In addition to the uses permitted in the C-1 Zone as set out in Section 17.1, the following uses shall also be permitted in the C-1A Zone.

Multiple Dwelling

Street Townhouse Dwelling

**17.4 PERMITTED USES FOR C-1B**

Bed and Breakfast Establishment

Business, Professional or Administrative Office

Craftsman Shop

Dwelling, Single Detached (Existing Only)

Dwelling Unit

Educational Institution

Financial Establishment

Funeral Home

Health Services

Multiple Dwelling

Personal Services

Place of Assembly

Religious Institution

Repair Service Shop

Residential Care Facility

Restaurant

Retail Convenience Store

Retail Store

Street Townhouse Dwelling

Tourist Establishment

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**17.5 REGULATIONS FOR C-1**

|   |  |
|---|--|
| Maximum Front Yard And Maximum Exterior Side Yard                     | 3.0 metres   |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | Where a side lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a minimum side yard of 3.0 metres shall be provided.   |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | Where a rear lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a minimum rear yard of 3.0 metres shall be provided.   |
| Maximum Height Of Principal Building                                  | 16.5 metres  |
| Visual Barrier  | Where a lot line forms part of a boundary between a Commercial Core Zone (C-1) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.  |
| Outdoor Storage   | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1) and a Residential Zone.</p> |
| Location of Dwelling Units  | Dwelling units shall form an integral part of the principal commercial building and be located above or to the rear of such commercial use.  |



**17.6 REGULATIONS FOR C-1A**

|   |   |
|---|---|
| Minimum Front Yard And Minimum Exterior Side Yard                     | 6.0 metres  |
| Minimum Side Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres  |
| Minimum Rear Yard For Principal Building And Outdoor Terrace Or Patio | 3.0 metres  |
| Maximum Height Of Principal Building                                  | 16.5 metres   |
| Visual Barrier  | Where a lot line forms part of a boundary between a Commercial Core Zone (C-1A) and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.27 of this By-law.  |
| Outdoor Storage   | <p>(i) No outdoor storage of goods, materials, or equipment shall be permitted in any front yard or within 3.0 metres of a side lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.</p> <p>(ii) No outdoor storage shall be permitted within 3.0 metres of that part of a side lot line or rear lot line which forms a boundary between a Commercial Core Zone (C-1A) and a Residential Zone.</p> |



# 171 MUSKOKA RD. S., GRAVENHURST

Air Photos of Muskoka

The District of Muskoka's Air Photo Catalog [f](#) [t](#) [l](#)



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