

Price: <b>\$795,000</b>	MLS® #: <b>440202001403700</b>
Status: <b>Active</b>	

Address: <b>420 MUSKOKA BEACH RD</b>
City: <b>GRAVENHURST, P1P 1Y9</b>
Side of Road: <b>East</b>

Lot Size: <b>17.43 ACRES</b>	District: <b>GH</b>
Square Footage: <b>20,562</b>	Sub-Dist: <b>GRAVE</b>
Square Footage Details:	Zoning: <b>R3 &amp; EP</b>
Ttl Liv Sq Ft.:	
Out.Dim.:	
S.R.A: <b>N/A</b>	

Possession:
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**Public Info.** Wonderful opportunity on 17.5 acres in the Town of Gravenhurst. 9 acres is zoned as R3 for multiple residential development. Currently existing structures on the property consists of one building (10,000 sq ft) with two completed apartments and approval for another six units. In addition there is a second structure (11,000 sq ft) currently being used as a storage facility. Two additional multi residential buildings have draft plan approval for an additional 80 apartments. Amazing opportunity, close to all amenities in the heart of Gravenhurst, including the internationally known Taboo Golf Resort.

**Directions** Muskoka Beach Road to #420

Type: <b>Residential Units, Investment</b>	Heating: <b>Natural Gas, Forced Air</b>	Exterior Features:
Sale/lease: <b>For Sale Only, Building and Land</b>	Fire Protection: <b>Hydrant</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Utilities: <b>Sewer</b>	Construction: <b>Concrete, Block</b>
Property Size: <b>10.0 - 49.99 Acres</b>	Rental Equipm.:	Internal Features: <b>Living Accommodations</b>
Access: <b>Year Round Municipal Road</b>	Documents: <b>Legal Description, Land Survey, Floor Plan, Appraisal, Other Documents</b>	Roof:
WF Features: <b>None</b>		Floor:
Site Influence: <b>Shopping Nearby, Softwood Bush, Cleared-Part, Level</b>		

**Inclusions**  
**Exclusions**


Floors: <b>2</b>	Sign: <b>Yes</b>	UFFI:	Garage: <b>Yes</b>	Gar.Details:
Rental Income: <b>POTENTIAL</b>	Lockbox:	SPIS: <b>No</b>	Waterfront:	Body of Water Type:
Year Built:			Parking: <b>Yes</b>	Park.Dim.:

Type	Net Rental Area	Rental Rate	Occupant	Lease Expiry
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Heating:	Prop.Taxes:	Bus.Tax:
Electricity:	Water:	Insurance:
Int.Maint.:	Ext.Maint.:	Struct.Maint.:
Common Area Exp.:		
Lease Type: <b>Gross</b>		

Full Assessed Value: <b>\$</b>	Phased Assessment:
Taxes: <b>\$7000 (2012)</b>	Improvement Charges:

Listing Office: <b>Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220</b>	<b>Re/Max North Country Realty Inc., Brokerage, Bracebridge - M220</b>
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Compliments of: **JENNIFER STILSON, Broker: 705-645-5281**

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Company Name: **RE/MAX NORTH COUNTRY REALTY INC., BROKERAGE, BRACEBRIDGE - M220, INDEPENDENTLY OWNED AND OPERATED: 705-645-5281**

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification.