

# \$4,950,000 - 146 45TH Street N

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## Listing ID: 40260066

**\$4,950,000**

, 1.66 acres

Other

146 45TH Street N, Wasaga Beach, Ontario,  
L9Z1Z2

Welcome to THE BEACON a prime development opportunity for those with a solid vision of what the future holds in store for this excellent location in Wasaga Beach, one of the fastest growing communities in Ontario. This property is located on the north west corner of Mosley Street and 45th Street North one of the busiest intersections in Wasaga Beach. The property is 1 and 2/3 of an acre offering over 72000 square feet of land for development with a 325' frontage on Mosley Street and 200' on 45th Street North. The other 3 corners of this intersection have been commercially developed and are occupied by anchor tenants such as ESSO, TIM HORTONS, RE/MAX, LCBO, SHOPPERS DRUG MART, REAL CANADIAN SUPERSTORE & GAS BAR, CANADIAN TIRE, A&W, STARBUCKS, ST. LOUIS BAR & GRILL, IDA PHARMACY and BEACH BUILDERS HOME HARDWARE to name a few. A short drive of 5 to 10 minutes will take you to a 177 home subdivision currently under construction by Zancor Homes, a 2700 home project on 300 acres being developed by Centurion Homes, Lancaster Homes, Fernbrook Homes and Zancor Homes and a new Gateway Casino currently under construction. In addition

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there are two other 30 acre parcels within the same driving time that are slated for residential development. This intersection and location is the closest commercial hub to all of this new development. The Seller can supply an existing approved site plan showing 13770 square feet of retail space and a 1650 square foot stand alone area with a drive thru and patio area. The existing business The Beacon Restaurant and Bar is a landmark of the community and has been operated by the same family for 75 years. The business is fully licenced for 190 inside and 48 on the patio. In addition to the restaurant bar income, 2 commercial and 6 residential rents generate additional income. Financials are available for Buyers considering operating the existing business. (id:37775)

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