

# \$849,000 - 2259 11 Highway S

---

## Listing ID: 40348137

**\$849,000**

, 2.47 acres

Office

2259 11 Highway S, Gravenhurst, Ontario,  
P1P1R1

With prime visibility on the highest traffic corridor in Muskoka this 5,600 sq. ft. commercial building with showroom/retail capability and a detached bungalow are located on 2.5 acres with 350 feet fronting on the Highway 11 S. south of Gravenhurst offers immediate availability. Recently renovated Commercial building with 9 & 12 foot ceilings, offices and storage with a 10 ft. overhead door, and HVAC, Electrical, water and septic systems in excellent condition is well suited to a variety of uses. Two multiple stalled public washroom, staff washrooms, efficient furnace, cooling system. Separate detached bungalow residence of 672 sq. ft. with 2 bedrooms and full unfinished basement is located next to the building on the west side of the Highway. Excellent opportunity just 90 minutes north Highway 401 and GTA at the gateway to majestic Muskoka. A commercial opportunity under \$160 per sq. ft.!!! (id:37775)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association  
Data Provided by: The Lakelands Association of REALTORS®  
Last Modified: 04/01/2023 11:22:17 AM  
Listing Office:Re/Max Professionals North, Brokerage, Gravenhurst