

# \$1,649,000 - 2832 HIGHWAY 60

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## Listing ID: 40350581

**\$1,649,000**

, 1.4 acres

Other

2832 HIGHWAY 60, Dwight, Ontario,  
P0A1H0

Looking for a great investment, look no further!!! This 1.4 acres with a 298.4 frontage on Highway 60 in Downtown Dwight, steps away from the beautiful public Dwight beach on Lake of Bays with sandy beach area, boat launch and public docking. This property is home to a few different businesses, Erika's Bakery/Coffee Shop being one of them which is located in the large 2 story building. Erika's Bakery/Coffee Shop business is not included in sale, however is negotiable. Great rent revenue as well as a great business to run. The 2nd floor has extra stock rooms, 4 pc bathroom, offices, board room, kitchen and laundry. The property also has 3 other businesses that are fully leased which create a good revenue, located in a solid, long strip mall like building, with their own entrances and bathrooms and septic system. Fiber Internet available. Great traffic flow for any business and definitely a hub of this little community. Halfway between Huntsville and Algonquin Park makes a great destination stop. Live, work, and play in Muskoka, Lake of Bays. Public school, stores, gas station, public library, community center only a few km. away. Post office, grocery store/pharmacy, gift shops within walking distance. Golf

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Courses, ski hills and great restaurants in the area with a new up & coming large housing development within minutes away. A great opportunity to acquire a profitable and reputable business, including land and buildings with revenue in a highly visible great location with constant traffic flow year round! (id:37775)

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Listing Office: SUTTON GROUP MUSKOKA REALTY INC., BROKERAGE, DWIGHT