

# \$999,000 - 14 PINE VALLEY Road

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## Listing ID: 40523709

**\$999,000**

, 9.98 acres

Vacant Land

14 PINE VALLEY Road, Port Severn,  
Ontario, L0K1S0

Commercial / Storage Development Opportunity. Commercially Zoned in county official plan. Just under 10 acres of prime land strategically positioned directly off Highway 400 North at exit 156 in Port Severn. This exceptional property lies within the flourishing Township of Georgian Bay, a community surrounded by the pristine beauty of islands, inland lakes and rivers and truly embodies the essence of cottage country in Ontario. Georgian Bay Township has witnessed remarkable growth, with a population surge of 36.9% between the Census of 2016 and 2021—significantly surpassing the provincial average of 5.8%. As the heartbeat of this dynamic region, the township is actively expanding its commercial corridor along Lone Pine Rd, the north-south spine of Port Severn. Highway 400 stands as the backbone of this bustling cottage country, offering a four-lane controlled access route to major commercial centers such as Barrie and Parry Sound. Seize this rare opportunity to position your commercial development venture strategically along this high traffic corridor, capitalizing on the upward trajectory of both population and economic activity in Georgian Bay and Muskoka. Rezoning is required and has high

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probability. Some preliminary work completed and available with confidentiality agreement. Further details upon request.  
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Last Modified: 18/06/2024 01:01:32 PM  
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