

# \$575,000 - 2502 518 Highway W

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## Listing ID: 40536404

**\$575,000**

, 0.19 acres

Office

2502 518 Highway W, Sprucedale, Ontario,  
P0A1Y0

Here's your chance to be part of history by investing in the iconic Sprucedale Hotel, nestled along the renowned Seguin Trail. The property's main floor is zoned for commercial use, boasting a spacious bar, dining area, bathrooms, and a commercial kitchen—ideal for launching a successful business venture. Meanwhile, the second and third floors are designated for residential use, offering ample space for the owner's residence or potential Airbnb rental income. What's more, VTB (Vendor Take-Back) options are available, providing added flexibility for potential buyers. Additionally, with CG (Commercial General) zoning and 6,500 sq/ft, there's immense potential for various endeavors. The second and third floors have been predominantly stripped down to their structural studs, laying the groundwork for your vision to flourish. With the bulk of the labor-intensive work already completed, you're left with the exciting task of customizing the interior to your exact specifications. This presents a prime opportunity to breathe life into your design concepts, shaping a tailored space that maximizes its potential for future value. Beyond the property's inherent charm and potential, you'll find unwavering support

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from the local community and township, eager to facilitate the redevelopment of the property. Situated in a recreational paradise, the hotel enjoys a strategic location on the Seguin Trail and OFSC Snowmobile/ATV Trail systems—making it a highly coveted destination for outdoor enthusiasts. Whether you're drawn to the thrill of snowmobiling, ATV adventures, or simply immersing yourself in nature, this location offers endless possibilities for recreation and relaxation. Don't let this rare opportunity slip away. Schedule a viewing today and unlock the unique possibilities that the legendary Sprucedale Hotel has to offer.  
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Listing Office: Cocks International Realty Inc., Brokerage, Utterson