

\$799,900 - 12824 COUNTY ROAD 16

Listing ID: 40571839

\$799,900

, 43.9 acres

Office

12824 COUNTY ROAD 16, Waubaushene,
Ontario, L0K2C0

Unique Commercial & Residential Acreage!
Opportunity Knocks! This Property
Encompasses 66 Feet Of Coveted
Commercial Frontage On County Rd 16,(A
Section Of Road That Is A Continuation Of
Hwy 12 In Between Coldwater And
Waubaushene). The Commercial Lot
Consists Of 0.48 Acres, That Leads To The
Abutting 41.26 Acres Of Rural Zoned,
Treed Land With Views Of Matchedash
Bay,And Backs On To 959 Feet Of Hwy
400. The Commercial Lot Includes A Single-
Level Building Awaiting Revitalization.
This Location Provides An Enticing
Opportunity For Entrepreneurs Seeking To
Establish Their Presence In A High-Traffic
Locale. Adjacent To A Popular Local
Flower & Food Shop, The Potential For
Foot Traffic Is Abundant, Offering A
Promising Foundation For A Range Of
Business Ventures. Furthermore, The Allure
Of This Location Is Enhanced By Its
Convenient Proximity To The Trans Canada
Trail, And The Shores Of Georgian Bay.
This Property Appeals To Outdoor
Enthusiasts And Nature Lovers Alike,
Promising Easy Access To Many
Recreational Pursuits. Immerse Yourself In
The Myriad Recreational Opportunities That
This Area Affords, From Boating And

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Fishing To Leisurely Beach Days & Scenic Hikes Along The Many Sections Of Trail Available. Embrace The Vibe Of Rural Living Without Sacrificing Modern Conveniences, As Essential Amenities Lie Within Easy Reach. Just A Short Drive Away, The Vibrant City Of Barrie Beckons With Its Array Of Cultural Attractions, Dining Establishments, & Retail Offerings, Ensuring That Every Need Is Catered To. Additionally, The Charming Towns Of Orillia & Midland Are Mere Minutes Away, Each Boasting Its Own Unique Charm And Attractions. Whether You Envision Crafting A Bustling Business Hub Or Creating A Serene Retreat Amidst Nature's Embrace, This Remarkable Property Offers The Canvas Upon Which To Manifest Your Dreams. Seize The Opportunity To Immerse Yourself In The Enchanting Allure Of The Region, Where Every Moment Is Infused With The Promise Of Adventure And Possibility. (id:50245)

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