

\$1,650,000 - 90 WEST Road

Listing ID: 40579534

\$1,650,000

, 0.38 acres

Office

90 WEST Road, Huntsville, Ontario,
P1H1M1

Unlock the potential of this commercial property nestled in Muskoka. Positioned for success, this versatile building offers a wide range of opportunities for entrepreneurs and investors with its MU4 zoning. Constructed in 2015, it boasts modern design and premium construction, ensuring durability and functionality. Possible uses include: Multiple dwelling units; health services; senior dwelling and more. The spacious manufacturing area is equipped with cutting-edge amenities, including a 3-phase power supply, Hepa filter system, and 10-foot ceilings, ideal for various business operations. With OMAFRA licensing secured, it's primed for immediate use in food manufacturing or adaptable for other industries. The separate store front, complete with its own HVAC system, provides a welcoming space for retail or client services. A standard-height receiving bay accommodates 50-foot trailers, facilitating seamless logistics and deliveries. Ample parking is available for customers at the front, with additional space at the rear for staff. The expansive rear yard presents potential for expansion, whether for storage facilities or customized amenities. This property exudes pride of ownership, evident in its immaculate condition and attention to

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detail. From the composite siding to the strategically placed floor drains, every aspect is designed to support business success. Whether establishing a new venture, expanding an existing business, or investing in a thriving commercial hub, this property offers the perfect foundation for your aspirations. (id:50245)

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