

# **\$5,690,000 - 1084A WENONA LODGE Road**

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## **Listing ID: 40581759**

**\$5,690,000**

, 68.84 acres

Industrial

1084A WENONA LODGE Road, Severn  
Bridge, Ontario, P0E1N0

Exceptionally located just south of Gravenhurst, this 68-acre land parcel presents a rare and remarkable investment opportunity. With approx. 1056 feet of untouched waterfront on Sparrow Lake, the property offers panoramic views and direct access to the Trent-Severn water system, while being just 1.5 hours from the GTA. The land, previously home to the esteemed Wenona Lodge, holds potential for a transformative rebirth. Encompassing a Commercial Waterfront (CW-8) zoned area as well as a large backlot portion with Rural (RU) zoning, this property sets the stage for diversified development opportunities, subject to necessary approvals. The CW-8 zoning provides latitude for a range of commercial establishments if desired, whilst the backlot RU zoning provides the potential for severance into estate-sized lots. The waterfront offers potential for waterfront lots, for the development of new cottages if severed. Importantly, local buyers seeking to secure their privacy forever or desiring to create a family compound with untouched nature reserve, this expansive land holds a unique allure which further enhances its attractiveness. Boasting an unspoiled natural environment teeming with local wildlife, the parcel lends

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itself to a harmonious blend of development and conservation. Its strategic location assures convenient access to nearby urban center's, while preserving the tranquility of the lakeside. This Sparrow Lake property, with its extensive acreage, sought-after waterfront, and versatile zoning, promises substantial potential for growth and diversification. It invites forward-thinking investors, from current neighbors to investors abroad, the ability to create a unique destination that reveres the property's historical legacy, embraces the local community, and contributes significantly to the areas promising future.  
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