

# **\$3,099,000 - 1037 MILFORD BAY Road**

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## **Listing ID: 40599335**

**\$3,099,000**

, 1.19 acres

Hospitality

1037 MILFORD BAY Road, Muskoka  
Lakes, Ontario, P0E1E0

Attention Muskoka Investors! Realize Your Dream Of Owning A Piece Of Lake Muskoka With This Fully Renovated, 11-Unit Lakefront Resort. Featuring 146 Feet Of Gently Sloping Beach, An Expansive Dock For Multiple Boats & A Sprawling, Level Parklike Beach Area, This Property Is Perfect For Both Personal Enjoyment And Investment Value. Nestled In Prestigious Milford Bay With Beautiful West Facing Sunsets, This Paradise Promises To Exceed Your Dream Vacation Expectations. Enjoy All That Muskoka Has To Offer With Boating, Water Sports, Swimming, Hiking, Elegant Dining & Quaint Shopping In This World-Renowned Destination. Adjacent To The Property, The Majestic Huckleberry Rock Offers Scenic Trails With Breathtaking Views Of Lake Muskoka. With Bracebridge A Short Drive To The East & Port Carling Just A Boat Ride Or A 10-Minute Drive To The West, Convenience Is At Your Doorstep. The Lodge, Professionally Renovated, Features Easy Access From The Walkout Side, While The Upper Area Provides Direct Access To The Second Floor. All Units Are Fully Rented & In Very High Demand, Ensuring Excellent Cash Flow. Governed By The Innkeepers Act Rather Than The

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Landlord And Tenant Act, This Unique Opportunity Offers The Owner The Flexibility To Rent Daily, Weekly, Or Monthly. The Resort Comprises Four Studio Apartments, Two One-Bedroom Units, Four Two-Bedroom Units, And One Four-Bedroom Unit With A 12th Unit Currently Used For Storage & On-Site Coin Laundry For Convenience & Additional Revenue. Furthermore, The Lake Muskoka Lodge Name & Business Can Be Transferred To The Newly Appointed Owner. This Is An Unparalleled Opportunity To Own Investment Property On Beautiful Lake Muskoka. The Options Are Endless, Whether You Plan To Rent The Entire Resort For Maximum Cash Flow, Occupy A Unit Yourself, Or Plan According To Your Life's Desires. Don't Miss This Very Rare Opportunity On Prestigious Lake Muskoka!  
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Listing Office:PSR Brokerage, Gravenhurst