

\$2,545,000 - 8 GRAY Road Unit# A

Listing ID: 40602593

\$2,545,000

, 2400

Office

8 GRAY Road Unit# A, Bracebridge,
Ontario, P1L1P8

LAND, BUILDING, IMPROVEMENTS & PROFITABLE BUSINESS - Turn key, year-round exceptionally busy dry land marina with ready-made income with M1 zoning. Located in Bracebridge the heart of Muskoka, situated in an expanding commercial area with close proximity to Highway 11. Offering mechanical service to local commercial establishments, contractors & seasonal cottagers. Scheduled annuals on 160 commercial units, general maintenance and repairs, yearly storage, parts and so much more. This property offers a fully fenced compound, 32'x64' 3-bay shop operating on town amenities, and a great reputation worth a thousand words established in 1996. The building has been updated offering a bright workspace, air and water lines plumbed throughout, floor drains & main floor plus loft storage. The front office provides a great point of contact with lots of natural light and has exceptional visuals of day-to-day operations and foot traffic. If you're looking for an investment that will continue to grow, this is for you. Note: Also offered separately - see MLS#40604761 for Business Only - see MLS#40602597 for Land, Building & Improvements. Call today for further details. Documents Package available.

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling