

# \$979,900 - 2186 HIGHWAY 141

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## Listing ID: 40607260

**\$979,900**

, 3600

Hospitality

2186 HIGHWAY 141, Utterson, Ontario,  
P0B1M0

40+ Acres of Prime Land with Commercial Zoning on a Busy Highway. Property Highlights Include: (1) Location: Situated next to Skeleton Lake and only 15 minutes from Bracebridge, Huntsville, Rosseau, and Port Sydney on a well travelled stretch of highway. (2) Property: Two parcels with multiple zoning designations and 2 buildings. 2186 is 2 acres with over 250 feet of highway frontage and is currently zoned for a food establishment and dwelling unit. 2180 is 38.4 acres of well treed undeveloped land with walking trails throughout. (3) Building #1: 2,400 sq ft, renovations are underway, wheelchair-accessible, large patio area, 4 washrooms, wooden bar, reclaimed beams, wired for sound and alarm system. (4) Building #2: 1,200 sf, a blank canvas awaiting your vision that can be completed in any configuration you choose. (5) Grounds: Wide open meadow, ample parking, scenic walking trails, and a beautiful escarpment. (6) Features: 22KW standby generator for seamless backup power to both buildings. Fully insulated bunkie set back from main buildings. Great location with endless potential! (id:50245)

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Listing Office: Royal LePage Lakes Of Muskoka Realty, Brokerage, Bracebridge