$540,000 - 113 37TH Street N

Listing ID: 40610208

$540,000
2 Bedrooms, 1 Bathrooms, 500
Single Family

113 37TH Street N, Wasaga Beach, Ontario,
L9Z2B6

Prime location, prime potential! Welcome to 113 37th Street North, a charming cottage just steps away from the sandy shores of Georgian Bay. This property boasts an impressive 54ft x 199ft lot on the desirable North Side of Mosley, offering exciting severance possibilities for future development. Located in the heart of Wasaga Beach, you'll be surrounded by a wonderful neighborhood and be just minutes from shopping, dining, and all other amenities. This property offers numerous opportunities for builders and investors. Whether you're looking to develop from the ground up or enhance what's already there, the options are endless. The generous lot size allows for easy relocation of the existing building, providing ample space to create your dream home or multiple units. Imagine designing and constructing a new, modern residence or a series of cottages to maximize the potential of this prime location. With the lot's versatility, you can explore various configurations to suit your vision. The proximity to Georgian Bay beaches 5 and 6 adds significant value, making it an ideal spot for vacation rentals or a permanent residence that captures the essence of beachside living. The existing cottage is turn-key and ready to go,

$540,000 - 113 37TH Street N

featuring an open concept living space with
2 bedrooms and 1 bathroom, perfect for
easy maintenance and immediate
enjoyment. However, with the vast potential
this lot offers, you can easily move or
renovate the current structure to better fit
your needs. Don't miss this unique
opportunity in a prime location to build,
create, and enjoy everything Wasaga Beach
has to offer! (id:50245)