

# \$899,000 - 46 ANN Street

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## Listing ID: 40615870

**\$899,000**

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Other

46 ANN Street, Bracebridge, Ontario,  
P1L2C1

ATTENTION BUSINESS OWNERS, PROFESSIONALS!! Tired of leasing, and want an office space, supplemented with tenants in an apartment in the same building? This former insurance office (for 20years) is now looking for new owners for the land/building! A fantastic, central Bracebridge location, near SMMH hospital, downtown core of Bracebridge, the Heart of Muskoka! Zoned C1, it is currently suitable for Accessory Apartment, Detached Dwelling, Financial Services, Medical Clinic, Office, Parking, and Personal Service Shop. Currently, the main floor has 4 closed-door offices, entryway, foyer, storage room/break room, plenty of natural light, accessible entrance. Full town services at this location (sewer, water, gas, fiber internet), plenty of exclusive parking. The adjacent arena is scheduled for demolition starting in August, with no firm plan on what will be there in the future.(possibly a mixed use commercial/residential complex) There is a truly MASSIVE 3-bedroom apartment above the office & DOUBLE GARAGE areas. This apartment has plenty of room for more bedrooms, additional bathroom(s) -- has a walkout balcony, and separate entrances. (id:50245)

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Listing Office: Keller Williams Experience Realty Brokerage (Bracebridge)