

# \$1,999,900 - 25754 35 Highway

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## Listing ID: 40617951

**\$1,999,900**

, 3.77 acres

Office

25754 35 Highway, Dwight, Ontario,  
P0A1H0

Recently constructed commercial building in a well-established tourist area with excellent highway visibility. Bring your ideas! C-1 zoning allows for a comprehensive list of uses such as retail stores, offices, restaurants, storage, health care, winery/brewery, craftsman establishment plus many more uses. The layout has 3 retail/ office/ spa/ gallery units and a large separate unit for various uses; kitchen, catering, restaurant, woodworking etc.... The building has the potential to accommodate 6 rental units besides the current configuration. 3.6 acres allow for potential further expansion on the property and / or construct a home. Dwight has many new housing projects being constructed in the area and these new homes will bring a large year-round population to complement the large area cottage and tourist populations. The charming village of Dwight has many convenient amenities including local bakeries, restaurants, LCBO, grocery market with pharmacy, gas station, marinas, building/hardware store plus nearby trails, OFSC snowmobile & ATV trails. Other community amenities include a public school, library, community centre, township office, churches and a seniors recreation hall. Lake of Bays is cherished

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for its fantastic boating, watersports plus trout fishing! In the township of Lake of Bays, there are 100 lakes and close to large tracts of crown land. Excellent Location and within a 15-minute drive to the Town of Huntsville, Limberlost Forest Reserve Trails and the West gate of Algonquin Park.  
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