

\$375,000 - 9 MUNICIPAL Drive

Listing ID: 40624686

\$375,000

, 9 acres

Vacant Land

9 MUNICIPAL Drive, McDougall, Ontario,
P2A2X4

Introducing an exceptional opportunity to own a prime piece of commercial vacant land located at 9 Municipal Dr. McDougall just minutes away from the Town of Parry Sound. This 9-acre property offers excellent highway exposure ensuring your business is highly visible to passing traffic. The strategic location not only maximizes visibility but also provides easy access for potential customers. The land is level and cleared making it ready for immediate construction. It includes a partially cleared driveway and two convenient entrances which facilitate development according to your business needs. This site presents numerous opportunities for growth supported by more affordable property taxes compared to other regions making it an attractive option for business expansion. An additional feature of this property is a 6-meter seasonal right-of-way that runs adjacent to the train tracks designated for the OFSC snowmobile club. This unique aspect provides excellent winter exposure bringing potential customers directly to your property line during the busy snowmobile season. This land is ideal for businesses looking to capitalize on a growing area with significant strategic advantages. Whether you are starting a new venture or expanding

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an existing one this property offers the perfect setting for your business ambitions. Final survey and legal description to be completed prior to closing. For more information or to schedule a viewing, please call. (id:50245)

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