

# \$2,795,000 - 8 GRAY Road

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## Listing ID: 40359364

**\$2,795,000**

Other

8 GRAY Road, Bracebridge, Ontario,  
P1L1P8

Turn key, year-round exceptionally busy dry land marina with ready-made income with M1 zoning. Located in Bracebridge the heart of Muskoka, situated in an expanding commercial area with close proximity to highway 11. Offering mechanical service to local commercial establishments, contractors & seasonal cottagers. Scheduled annuals on 160 commercial units, general maintenance and repairs, yearly storage, parts and so much more. This property offers a fully fenced compound, 32'x64' shop operating on town amenities, and a great reputation worth a thousand words established in 1996. The building has been updated offering a bright workspace, air and water lines plumbed throughout, floor drains & in-house part storage. The front office provides a great point of contact with lots of natural light and has exceptional visuals of day-to-day operations and foot traffic. If you're looking for an investment that will continue to grow, this is for you. (id:49587)

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Listing Office: Chestnut Park Real Estate Ltd., Brokerage, Port Carling