

# \$599,000 - 1508 LAKE JOSEPH Road

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## Listing ID: 40395678

**\$599,000**

, 2.46 acres

Other

1508 LAKE JOSEPH Road, Seguin,  
Ontario, P2A2W8

Excellent commercial property with prime business exposure along the very busy corridor of Lake Joseph Road.

BUILDING/LAND ONLY (current business is not included in sale). Near many inland lakes including Lake Joseph, Rocky Crest Golf & Resort, marinas, airport and close to HWY 400. 10 minutes from MacTier & Humphrey, 15 minutes from Parry Sound and an hour to Barrie. The commercial building is 1446 sq. ft. set up with vehicle lifts, large double garage doors, propane heat, hydro, water and separate large functional office space with a metal roof. There is an additional 30x40 storage building with loading doors and front entrance door. This property is zoned C3 and has a bonus secondary dwelling, a lovely 2+bed/2 bath home with separate drilled well, septic and hydro, tucked back in a very private setting on 2.45 acres. Rare and ideal opportunity to own/lease out a commercial business property and live or lease the residential home on the same lot. (id:49587)

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