

\$1,195,000 - 1010 BEAUMARIS Road

Listing ID: 40408580

\$1,195,000

3 Bedrooms, 2 Bathrooms, 1.23 acres

Single Family

1010 BEAUMARIS Road, Milford Bay,
Ontario, P0B1E0

Live and work in beautiful Muskoka. This property is zoned for 8 main uses and 5 accessory uses including staff quarters. Currently utilized as a convenience store with total of 3 buildings on a 1.2 acre corner lot at Hwy 118W/Beaumaris Road. Prime location with Community Centre next door, playground, tennis courts, trails, public beach, public boat launch, Beaumaris Marina and the famous Huckleberry Trail. Residence: The detached home (3 bedroom, 2 bathroom) has been fully redesigned from top to bottom and features just over 2,000sf of finished living space. A new kitchen with quartz countertops and chef's island offer plenty of storage, includes new stainless steel appliances. Large 350sf insulated Muskoka room features a Hydropool hot tub and a gas fireplace, with pot lights and ceiling fan. The ultimate in relaxation after a busy day at the store. Finished lower level den/living room and partially finished basement for creative DIY'ers to play in. 200 amp service with automatic 17kw generator. Fully fenced front yard plus firepit area adjacent to woodlot. Retail building: The store is established, profitable, turn key and ready to be handed over. The store was renovated in 2015 which includes open floorplan, 200 amp service with

\$1,195,000 - 1010 BEAUMARIS Road

automatic 17kw generator, new insulation, pot lights, accessible washroom and kitchen with storage on the main floor. Additional storage (250 sf) on upper level and covered storage in attached carport. Sale includes recipes, all commercial equipment and a long list of chattels. The exterior size of the store is approximately 1,050sf and detailed measurements are available upon request. Garage: Detached 600sf garage is currently used for parking and storage, but could be converted into additional retail space. Small 8x8 wooden shed beside the garage for additional storage. The business makes money and financials are available to qualified buyers, or if you have your own ideas call and arrange a showing today!
(id:49587)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association
Data Provided by: The Lakelands Association of REALTORS®
Last Modified: 02/10/2023 10:44:21 AM
Listing Office:Johnston & Daniel Rushbrooke Realty, Brokerage, Port Carling