

# \$1,195,000 - 1010 BEAUMARIS Road

---

## Listing ID: 40408601

**\$1,195,000**

, 1.23 acres

Other

1010 BEAUMARIS Road, Milford Bay,  
Ontario, P1L1W8

Milford Bay Cafe & Residence features 3 buildings situated on a 1.2 acre corner lot with C3 zoning. Located at the corner of Hwy 118W and Beaumaris Road mid way between Bracebridge and Port Carling in Muskoka. Area features Community Centre next door, playground, tennis courts, trails, public beach, public boat launch, Beaumaris Marina and the famous Huckleberry Trail.

**Retail Building:**The store is established, profitable, turn key and ready to be handed over. The store was renovated in 2015 - includes open floor plan, 200 amp service with auto. 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 1,050 sf and detailed measurements are available. **Residence:**The detached home (3 bed, 2 bath) has been fully renovated top to bottom and features just over 2,000sf of finished living space. New kitchen with quartz counters 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

# \$1,195,000 - 1010 BEAUMARIS Road

---

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 17 kw generator. Fully fenced front yard plus firepit area adjacent to woodlot. 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. Profitable business! Financials are available to qualified buyers. C3 zoning permits additional uses with no limit on maximum lot coverage. This listing is also under residential MLS . (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 10:44:19 AM

Listing Office: Johnston & Daniel Rushbrooke Realty, Brokerage, Port Carling