

# **\$1500.00 / Monthly - 25754 35 Highway Unit# 1**

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## **Listing ID: 40459171**

**\$1500.00 / Monthly**

, 3.67 acres

Other

25754 35 Highway Unit# 1, Dwight,  
Ontario, P0A1H0

Opportunity Knocks! 1ST MONTH'S RENT FREE! Great area to move your business or start up your business! Brand new building with several units for lease. Newly constructed commercial building in a well-established tourist area with great highway visibility. Bring your ideas! C-1 zoning allows for a comprehensive list of options such as retail stores, offices, restaurant / cafe, gourmet foods, fitness, gallery, winery/brewery, craftsman establishment plus many more uses. The current layout has 3 retail/ office/ gallery units. Dwight has many new large housing projects being constructed in the area and these new homes will bring a large year-round population to complement the large area cottage and tourist populations. The charming village of Dwight has many convenient amenities including local bakeries, restaurants, LCBO, grocery market with pharmacy, gas station, marinas, building/hardware store plus nearby trails, OFSC snowmobile & ATV trails. Other community amenities include a public school, library, community centre, township office, churches and a seniors recreation hall. Lake of Bays is cherished for its fantastic boating, watersports plus trout fishing! In the township of Lake of Bays,

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there are 100 lakes and close to large tracts of crown land. Excellent Location and within a 15-minute drive to the Town of Huntsville, Limberlost Forest Reserve Trails and the West gate of Algonquin Park.

Tenant pays: heat, hydro, internet (fibre optics is installed), tenant insurance, % of snowplowing & tenants own lease hold improvements. Each unit has private 2pc bath. There is outside yard compound lease available as well. Call to find out more details of the units and the possibilities.

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Listing Office:Re/Max All-Stars Realty Inc., Brokerage, Dwight