

\$3,800,000 - 177 MEDORA Street

Listing ID: 40474372

\$3,800,000

, 1.62 acres

Hospitality

177 MEDORA Street, Port Carling, Ontario,
P0B1J0

Incredible investment opportunity in the heart of Muskoka. Located at the busy intersection of Medora St (Hwy 118 W) and Foreman Rd in the beautiful town of Port Carling. The 1.61 acre property is zoned C4 (community commercial), which permits motel, staff quarters, office, tavern, restaurant, recreational establishment, marina, and much more. Port Carling is a primary tourist commercial/service centre for the Muskoka Lakes. Currently operated as the Crestwood Inn - a successful 31-unit motel business providing very clean and quiet accommodations to their loyal clientele, which includes tourists, contractors, event guests, and those in need of temporary accommodations. There are a total of 7 buildings including a 16-unit, 8-unit, and 4-unit building, 2 detached living cabins, a staff house/office and a ~1600 sqft. accessory structure previously operated as a restaurant. Centrally located with incredible highway exposure and over 300' of frontage on both Hwy 118 W and Foreman Rd. Explore the many future development potential of the property, as the current lot coverage is well below the maximum permitted by C4 zoning. Financials and other pertinent documents available upon request, subject to a

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confidentiality agreement. Town sewer and water. Call, email, or text for more information. (id:49587)

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Listing Office: Cottage Vacations Real Estate Brokerage Inc.