

\$669,900 - 4 Lots - 43 Fittons Road W, Orillia

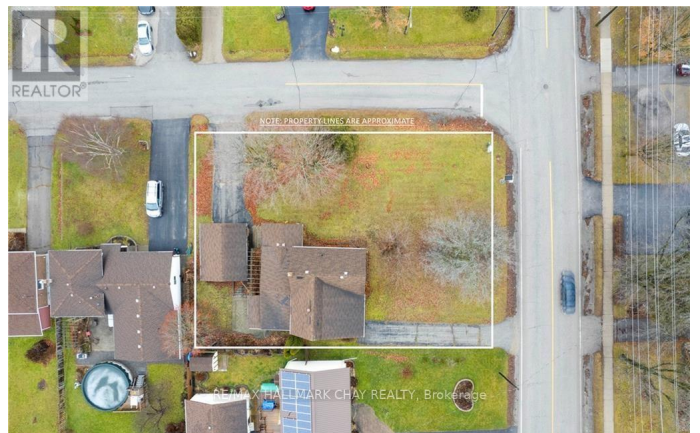
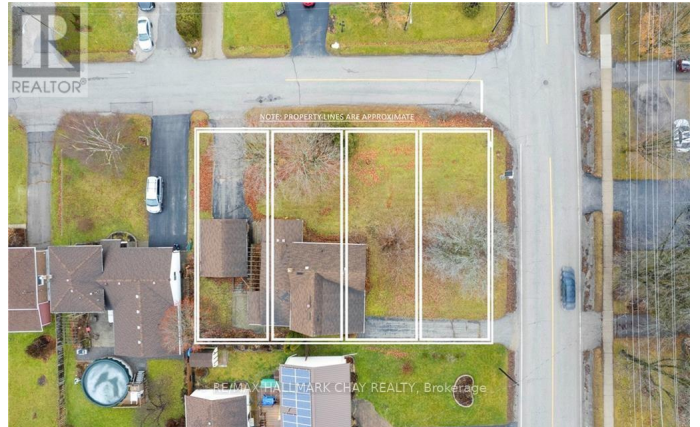
MLS® #S12328646

\$669,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

FOUR LAND LOTS! Attention Builders!
Attention Investors! This just might be the the real estate development investment project you have been looking for! Exceptional Investment Opportunity of FOUR LAND LOTS Ready for Development! Rarely does an opportunity like this come along! Whether you're an experienced builder, an aspiring investor, or seeking to expand your real estate portfolio - this property offers unique potential. An opportunity to build like this doesn't come along every day and may be that investment project that you have been looking for. This Property is available As 4 Lots With Almost All Conditions Of Severance From The Town Complete. This Site Could Be easily be shovel ready to meet your timeline. This property has permission to sub-divide into 4 lots containing 2 x semi detached duplex's to be built on each lot. This is an opportunity to build some equity or build both semis and sell one for-profit, helping to reduce the overhead cost on the remaining one. Consider the potential to build a garden suite behind each one of these semi-detached homes, boosting equity and rental income. Don't miss this chance to create a lucrative project or reduce your own living expenses. The choice is yours. The possibilities are yours to explore. Act now - view today! Please note that the century home (original home of the Gibson Farm) on this property is in extremely poor condition; will most likely be demolished. Interior showings are NOT permitted. Utilities are available but



have been disconnected - request more info regarding municipal services. Site Plan, Semi-Detached Residence Plans, and Copy of Application to Sever available upon request. This is your chance to create a lucrative project that could offer great returns, or reduce your living expenses by building a property for yourself. So much of the planning has already been done. The choice is yours - with plenty of possibilities to explore! (id:6289)

Essential Information

| | |
|-----------|---------------|
| Listing # | S12328646 |
| Price | \$669,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Single Family |

Community Information

| | |
|-------------|----------------------------|
| Address | 4 Lots - 43 Fittons Road W |
| Subdivision | Orillia |
| City | Orillia |
| Province | Ontario |
| Postal Code | L3V3T7 |

Amenities

| | |
|----------------|-----------|
| Parking Spaces | 8 |
| Parking | No Garage |

Interior

| | |
|---------|-------|
| Heating | Other |
|---------|-------|

Exterior

| | |
|-----------------|--------------------------------|
| Lot Description | 91.8 x 130.8 FT under 1/2 acre |
|-----------------|--------------------------------|

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX HALLMARK CHAY REALTY |
|----------------|-----------------------------|



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Listing information last updated on October 13th, 2025 at 1:31am PDT