

# \$999,000 - 50 Dunedin Street, Orillia

MLS® #S12379549

**\$999,000**

0 Bedroom, 0.00 Bathroom, 11,259 sqft

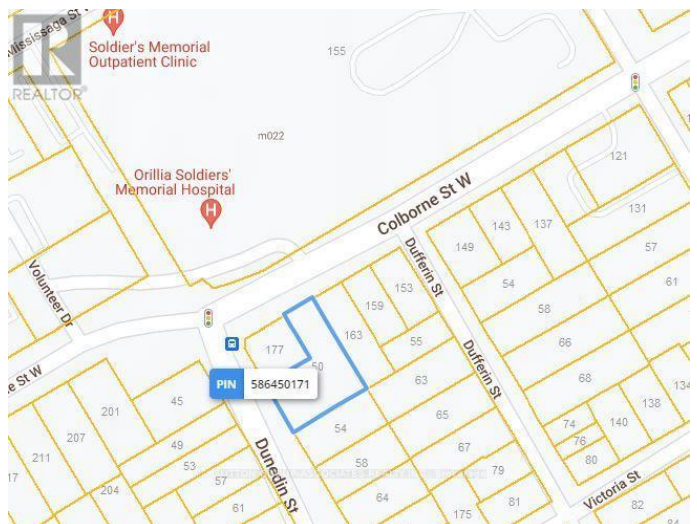
Business on 46.00 Acres

Orillia, Orillia, Ontario

Prime Investment Opportunity **\*\*Parking Lot & Rental Property in Orillia.\*\*** Don't miss this rare opportunity to own a **\*\*high-traffic parking lot\*\*** in Orillia, located directly across from the emergency entrances of Soldiers Memorial Hospital. Featuring **\*\*13 parking spaces\*\*** with continuous demand, this property generates excellent income and is equipped with a **\*\*modern remote-controlled entry, on-site camera and exit gate system\*\*** for easy operation. Also included is a **\*\*1,100 sq. ft. rental home\*\***, currently leased with tenants covering utilities, featuring a **\*\*new furnace and re-shingled roof\*\***. Sold as-is, the property offers excellent redevelopment potential, including **\*\*removing the existing home for new-build opportunities or potential lot severance\*\***. With **\*\*HC2 zoning\*\***, the site permits **\*\*a wide range of uses\*\***, such as senior housing and residential developments. As Orillia's waterfront continues to transform with new condos, this location presents an outstanding investment opportunity. L Shape Lot: Parking Lot 46 ft x 152 ft depth, House 75 ft x 68 ft depth. (id:6289)

## Essential Information

Listings #	S12379549
Price	\$999,000
Bathrooms	0.00
Square Footage	11,259



Acres 46.00  
Type Business

### Community Information

Address 50 Dunedin Street  
Subdivision Orillia  
City Orillia  
Province Ontario  
Postal Code L3V5T5

### Amenities

Amenities Highway, Public Transit  
Features Irregular lot size

### Interior

Heating Natural gas Other

### Listing Details

Listing Office SUTTON GROUP-ASSOCIATES REALTY INC.



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