

\$699,000 - 12824 County Road 16 Road, Severn

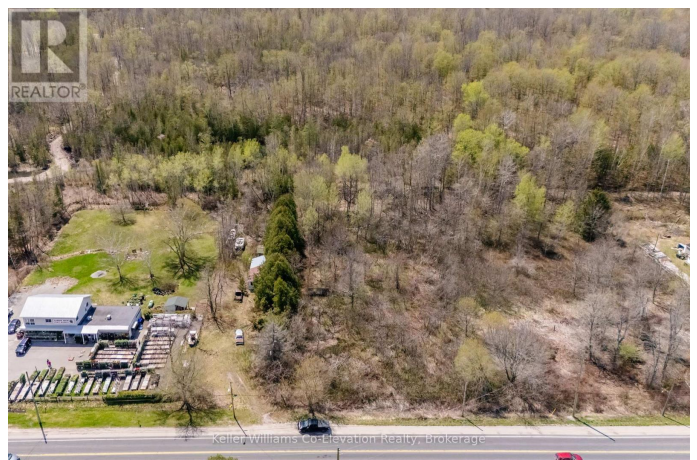
MLS® #S12385383

\$699,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

Rural Severn, Severn, Ontario

UNIQUE COMMERCIAL & RESIDENTIAL ACREAGE HIGH EXPOSURE & LIMITLESS POTENTIAL! Opportunity is knocking louder than ever! This one-of-a-kind property combines 66 feet of coveted commercial frontage on County Rd 16 (a continuation of Hwy 12 between Coldwater & Waubaushene) with 41+ acres of treed rural land offering a natural setting with glimpses of Matchedash Bay, and backing onto 959 feet of Hwy 400. The front 0.48-acre commercial lot includes a single-level building ready for revitalization. With steady traffic flow and excellent visibility, this is the perfect spot to launch or expand your business. Neighbouring a busy flower & food shop, you'll benefit from an established draw for local shoppers and travelers alike. Beyond the commercial frontage, the property unfolds into a private 41.26-acre rural-zoned retreat, rich with natural features and outdoor potential. Here you'll discover a natural spring and two large fish ponds, adding beauty, serenity, and possibilities for hobby farming, recreation, or simply enjoying the peace of the countryside. Towering trees and expansive acreage create the perfect canvas for your vision whether that's a weekend escape, a nature lovers paradise, or a long-term investment in land. Situated just steps from the Trans Canada Trail and minutes from the shores of Georgian Bay, this location is a haven for outdoor enthusiasts. Enjoy year-round activities from boating and fishing to snowmobiling, hiking,



and beach days. Plus, you're only a short drive to Barrie, Orillia, and Midland, offering easy access to amenities, hospitals, shopping, and dining. Offering both prime commercial exposure and natural rural beauty, this property is ideal for the entrepreneur, investor, or visionary ready to create something truly remarkable in a high-traffic yet scenic corridor. Seize this rare chance where business and lifestyle perfectly meet! (id:6289)

Essential Information

Listing #	S12385383
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	12824 County Road 16 Road
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	L0K2C0

Amenities

Utilities	Electricity
Features	Wooded area, Irregular lot size

Exterior

Lot Description	66.01 x 316.75 FT 25 - 50 acres
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Listing Details

Listing Office	Keller Williams Co-Elevation Realty, Brokerage
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