

# \$849,900 - 0 Highway 35 Highway, Lake Of Bays (ridout)

MLS® #X11996909

**\$849,900**

0 Bedroom, 0.00 Bathroom, 3 sqft

Vacant Land on 2.94 Acres

Ridout, Lake Of Bays (ridout), Ontario

Prime Opportunity in Dorset - High Traffic Settlement Core Commercial / Residential Lot with Western Lake Views! Positioned at the coveted intersection of Hwy 117 & Hwy 35 in Dorset, this exceptional 2.94-acre commercial/residential/ep lot boasts unparalleled potential. Overlooking the picturesque Lake of Bays from its elevated ridge, this property offers a rare blend of potential build sites, visibility, and natural beauty. The desirable mix of Settlement Core Commercial/Residential/EP Zoning allows for a wide range of development options. Whether you're considering an art gallery, artisan studio, convenience store, restaurant, club, tavern, healthcare clinic, or office building with a retail mix, this vacant parcel awaits your future business. The property features an established driveway off HWY 35 and has undergone partial clearing. It offers a diverse landscape including flat areas, forested sections, hills, and a rocky face, providing a one-of-a-kind elevated view of Lake of Bays. Additionally, essential studies and reports such as Stormwater Management, Deer Wintering, Soil Engineering, Stake Replacement, and a recent Topographic Survey have been completed. Dorset is the gateway to Muskoka, providing the property with exceptional visibility. With approximately 6,000 vehicles passing daily during peak seasons, the potential for exposure is unmatched. The increasing number of year-round visitors and residents in lakeside towns like Dorset



signifies a promising future, marked by continued growth and economic development. Don't overlook the opportunity to establish your presence in Muskoka's thriving commercial landscape. Schedule an appointment today to explore the hidden potential of this remarkable property. (id:6289)

**Essential Information**

|                |             |
|----------------|-------------|
| Listing #      | X11996909   |
| Price          | \$849,900   |
| Bathrooms      | 0.00        |
| Square Footage | 3           |
| Acres          | 2.94        |
| Type           | Vacant Land |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 0 Highway 35 Highway  |
| Subdivision | Ridout                |
| City        | Lake Of Bays (ridout) |
| Province    | Ontario               |
| Postal Code | P0A1E0                |

**Amenities**

|           |                    |
|-----------|--------------------|
| Amenities | Highway            |
| Features  | Irregular lot size |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Cocks International Realty Inc. |
|----------------|---------------------------------|



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