

\$400,000 - 10356 Highway 124, Sundridge

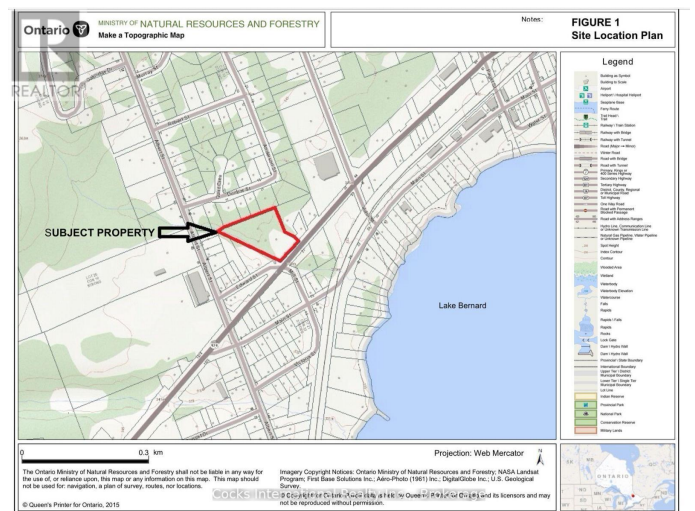
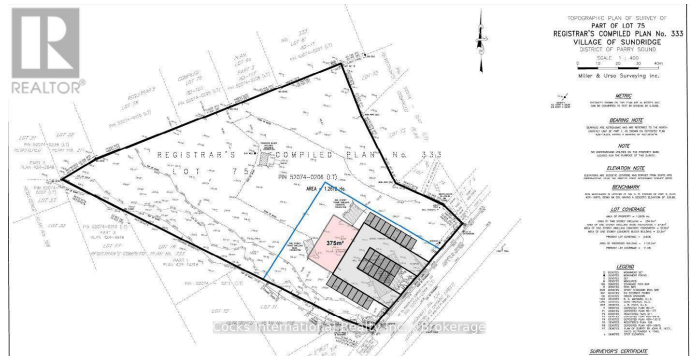
MLS® #X12265509

\$400,000

0 Bedroom, 0.00 Bathroom, 4,800 sqft
Office on 0.00 Acres

Sundridge, Sundridge, Ontario

Prime Multi-Use Commercial Property in the Heart of Sundridge. This expansive 3+ acre property in the Village of Sundridge offers vast potential for development and investment. The property has completed rezoning and is now designated for commercial multi/mixed-use, offering significant future development potential. This makes it the largest development opportunity currently available in Sundridge. Prime Location: Approximately 225 feet of Highway 124 exposure ensures maximum visibility for future businesses and developments. Located just a short distance from Highway 11 and Lake Bernard public access, the property benefits from excellent traffic flow and convenience. Zoning: Successfully rezoned for multi-use/commercial, allowing for a diverse range of potential uses, including retail, office space, medical/dental, institutional, and more. This designation positions the property to meet the growing demand for versatile development in the area. Development Potential: About 2/3 of the lot is retained for future development or severance, providing excellent opportunities for growth and expansion. Building Features: The main building offers approximately 4,800 square feet. Previously used as a restaurant/bar and an apartment, it requires some TLC but offers great potential for renovation or repurposing. The property also includes older cottages that can be used for storage during redevelopment. Utilities: The property is connected to municipal sewer,



natural gas, hydro, and a drilled well, providing essential infrastructure for future development. With its prime location, flexible zoning, and future development possibilities, this property presents a rare opportunity for investors or developers looking to make their mark in Sundridge. Vendor Take-Back (VTB) Financing is Available for qualified buyers. Don't miss out - schedule a viewing today! (id:6289)

Essential Information

Listing #	X12265509
Price	\$400,000
Bathrooms	0.00
Square Footage	4,800
Acres	0.00
Type	Office

Community Information

Address	10356 Highway 124
Subdivision	Sundridge
City	Sundridge
Province	Ontario
Postal Code	P0A1Z0

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	26

Interior

Heating	Natural gas Forced air
Cooling	None

Exterior

Lot Description	225 x 252 FT ; lot size irregular
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Listing Details

Listing Office

Cocks International Realty Inc.



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