

\$499,000 - 2502 Highway 518 W, Mcmurrich/monteith (sprucedale)

MLS® #X12302301

\$499,000

0 Bedroom, 0.00 Bathroom, 6,500 sqft
Retail on 0.19 Acres

Sprucedale, Mcmurrich/monteith (sprucedale),
Ontario

Seeking a unique investment opportunity? Nestled at the crossroads of adventure, you'll find the iconic Sprucedale Hotel positioned alongside the Seguin and OFSC Snowmobile/ATV Trail systems as the only stop between Parry Sound and Algonquin Park. This historic establishment is more than just a building, its a gateway to countless experiences and memories waiting to be created. This prime location is ready for your next venture, and is perfectly situated for outdoor enthusiasts and travelers alike. The potential for foot traffic and visibility is exceptional, making it an ideal spot for your business to thrive. The commercially zoned main floor boasts a spacious bar, dining area, bathrooms and kitchen space. The second and third floors are a blank canvas, stripped down to their structural studs, offering a unique opportunity to design an owner's residence or create rental units for additional income. With the right vision, you can maximize the potential of this space, transforming it into something truly extraordinary. This is your chance to invest in a piece of history and make your dreams a reality. Whether you envision a vibrant gathering place for locals and tourists, a serene retreat for outdoor lovers, or a new location for your business, the possibilities are boundless (buyer to verify with municipality).



Don't miss out on the opportunity to shape the future of the Sprucedale Hotel! Property is being sold as is. (id:6289)

Essential Information

Listing #	X12302301
Price	\$499,000
Bathrooms	0.00
Square Footage	6,500
Acres	0.19
Type	Retail

Community Information

Address	2502 Highway 518 W
Subdivision	Sprucedale
City	Mcmurrich/monteith (sprucedale)
Province	Ontario
Postal Code	P0A1Y0

Amenities

Amenities	Recreation, Ski hill
Features	Irregular lot size
Parking Spaces	10

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 16th, 2025 at 7:31am PDT