

# \$450,000 - 23 Stokes Bay Road, Northern Bruce Peninsula

MLS® #X12306029

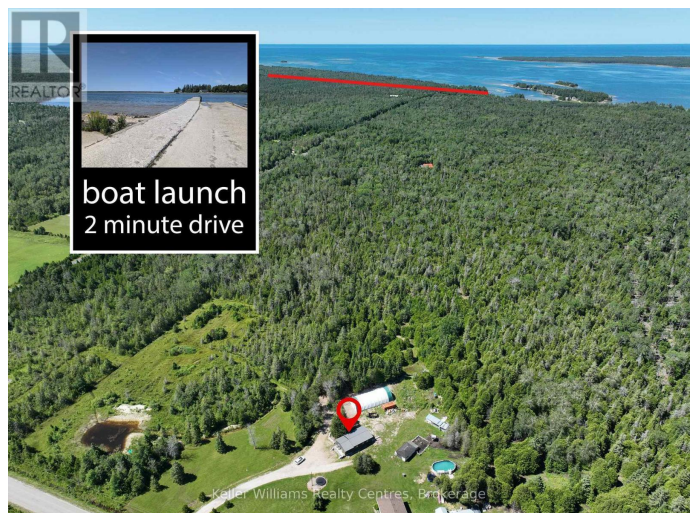
**\$450,000**

0 Bedroom, 0.00 Bathroom, 1,037 sqft

Retail on 0.00 Acres

Northern Bruce Peninsula, Northern Bruce Peninsula, Ontario

Set on an expansive 9.4-acre lot and zoned RCM-a (Commercial), this property was once home to a charming café highlighting just one of the many potential business ventures it can support. Permitted uses include a repair shop, retail store, professional office, art studio, bakery, and more offering a wide range of options for entrepreneurs and investors. Located just down the road from Lake Huron and moments from the breathtaking sand beach at nearby Black Creek Provincial Park, this efficient and well-insulated 3-bedroom, 1-bath property has been completely rehabilitated within the last 3 years and has a like-new feel. Some of the many upgrades include a new roof, siding, ductless mini-splits for heating and A/C, spray foam insulation, an upgraded water system, septic system, and more offering the perfect blend of lifestyle and investment potential. Conveniently situated just 4 minutes from Ferndale for gas and convenience shopping, and only 12 minutes to Lion's Head for shops, schools, hospital, LCBO, groceries, and restaurants, the property enjoys a prime location within the vibrant and scenic Bruce Peninsula. The property also features a large private pond ideal for relaxation or recreation and a sizeable tarp shelter building that offers excellent space for storage, a workshop, or future development. Inside, the home provides a functional layout



with comfortable living spaces and plenty of natural light. Outside, the spacious lot allows room to expand, develop, or simply enjoy the peaceful surroundings. With its high-visibility location, proximity to popular towns and outdoor attractions, and versatile zoning, this property is ideal for business owners, nature lovers, or anyone seeking space, flexibility, and opportunity in a growing community.

(id:6289)

**Essential Information**

|                |           |
|----------------|-----------|
| Listing #      | X12306029 |
| Price          | \$450,000 |
| Bathrooms      | 0.00      |
| Square Footage | 1,037     |
| Acres          | 0.00      |
| Type           | Retail    |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 23 Stokes Bay Road       |
| Subdivision | Northern Bruce Peninsula |
| City        | Northern Bruce Peninsula |
| Province    | Ontario                  |
| Postal Code | N0H1W0                   |

**Interior**

|            |                          |
|------------|--------------------------|
| Appliances | Dryer, Furniture, Washer |
| Heating    | Other                    |

**Exterior**

|                 |                |
|-----------------|----------------|
| Lot Description | 624.6 x 660 FT |
|-----------------|----------------|

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Keller Williams Realty Centres |
|----------------|--------------------------------|



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