

\$2,385,000 - 369 Balm Beach Road W, Tiny

MLS® #40733618

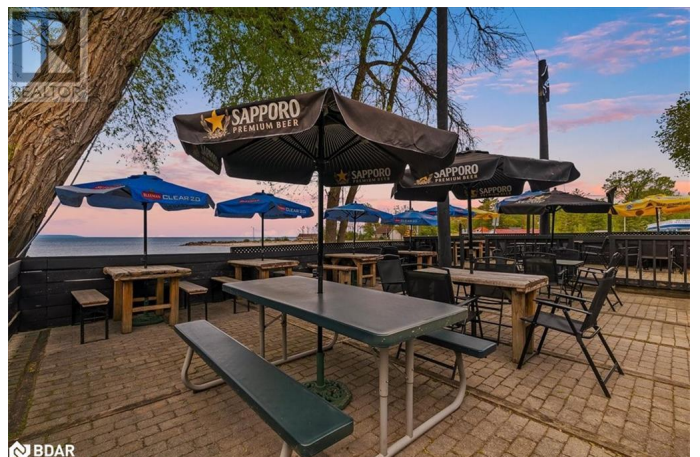
\$2,385,000

1 Bedroom, 1.00 Bathroom, 3,088 sqft

Single Family on 0.00 Acres

Tiny, Tiny, Ontario

Rare opportunity to own a one-of-a-kind waterfront property at 369 Balm Beach Rd W, ideally located on the sandy shores of Georgian Bay. This high-visibility residential/commercial property offers unmatched exposure, versatile zoning, and is home to the only beachfront restaurant on Georgian Bay. Currently occupied by a well-established, fully tenanted restaurant (with option to purchase the business), the property also includes a spacious, move-in-ready rear apartment with the potential to convert back into two separate units—ideal for generating rental income or the perfect live/work setup. Zoning permits a wide range of uses including residential, commercial, and mixed-use development. Potential to expand the restaurant, add second-storey apartments or office space, or create a custom dream home with unobstructed beach views. Balm Beach amenities located right at your doorstep, this property benefits from strong seasonal foot traffic, incredible visibility, and stunning sunset views. An exceptional opportunity for investors, developers, or lifestyle buyers. Secure your slice of Georgian Bay today! (id:6289)



Essential Information

Listing #	40733618
Price	\$2,385,000

Bedrooms	1
Bathrooms	1.00
Square Footage	3,088
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	369 Balm Beach Road W
Subdivision	Tiny
City	Tiny
Province	Ontario
Postal Code	L0L2J0

Amenities

Amenities	Beach
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Corner Site, Country residential
Parking Spaces	4
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Ceiling fans
Appliances	Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
----------	--------------

Listing Details

Listing Office	RE/MAX Crosstown Realty Inc. Brokerage
----------------	--



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 15th, 2025 at 5:31pm EDT