

# \$4,450,000 - 146 45th Street N, Wasaga Beach

MLS® #S11993381

**\$4,450,000**

0 Bedroom, 10.00 Bathroom, 7,000 sqft

Business on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

## ATTENTION DEVELOPERS & INVESTORS!!

This prime location presents an excellent opportunity for those with a solid vision of what the future has in store for Wasaga Beach, one of Ontario's fastest growing communities. This 1- 2/3 acre property is located on the north west corner of Mosley St and 45th St. N. one of the busiest intersections in town with over 300 ft. fronting on Mosley St. The other 3 corners of the intersection are commercially developed and have anchor tenants such as LCBO, SHOPPERS DRUG MART, TIM HORTONS, ESSO, REAL CANADIAN SUPERSTORE, CANADIAN TIRE, RE/MAX. STARBUCKS and HOME HARDWARE. The current population of 25,000 is predicted to increase to 50,000 over the next 25 years. This location is closest commercial hub to several active new home construction sites which are a short drive away. Current zoning offers several options, 4 to 5 story's offering commercial retail and professional office space or residential units. The existing business The Beacon Restaurant and Bar is a landmark of the community and has been operated by the same family for 75 years. The business is LCBO licenced for 190 inside and 48 on the patio. In addition to the restaurant bar income, 2 commercial and 6 residential rents generate additional income. Financials are available for Buyers considering operating the existing business. The owner will consider a development joint venture with a creditworthy applicant(s). (id:6289)





## Essential Information

Listing #	S11993381
Price	\$4,450,000
Bathrooms	10.00
Square Footage	7,000
Acres	0.00
Type	Business

## Community Information

Address	146 45th Street N
Subdivision	Wasaga Beach
City	Wasaga Beach
Province	Ontario
Postal Code	L9Z1Z2

## Amenities

Amenities	Highway, Public Transit
Features	Irregular lot size

## Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

## Exterior

Lot Description	200 x 310 FT
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## Listing Details

Listing Office	RE/MAX By The Bay Brokerage
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