

# \$1,799,999 - 2026 Tiny Beaches Road S, Tiny

MLS® #S12122112

**\$1,799,999**

10 Bedroom, 7.00 Bathroom,  
Single Family on 0.00 Acres

Rural Tiny, Tiny, Ontario

Rarely Offered Commercially Zoned Property (NO STR LICENSE REQUIRED) Located Within One Of Georgian Bays Most Desired Beachfront Communities. Whether You Are: A Savvy Landlord Looking To Add Instant Income To Your Investment Portfolio, OR A Large Family With Each Relative Enjoying Their Own Living Space On A Waterfront Paradise, OR An Investor Wanting To Take Advantage Of The MANY Possibilities This Site/Zoning Has To Offer, 2026 Tiny Beaches Is Certainly One Opportunity Not To Pass Up! Showcasing 6 Buildings Inclusive Of 5 Seasonal Cottages & One Year-Round Main Home. The Main Home Consists Of 1,590 Sqft With 2 Residential Units: 1-1 Bedroom 4pc Bath & 1-2 Bedroom 3pc Bath, With A Forced Air Gas Furnace. The 5 Seasonal Cottages Consist Of: Cottage 1-479 Sqft - 1 Bedroom + Den, 3pc Bath. Cottage 2-453 Sqft - 1 Bedroom + Den, 3pc Bath. Cottage 3-506 Sqft - 2 Bedroom, 3pc Bath. Cottage 4-549 Sqft - 2 Bedroom, 3pc Bath. Cottage 5-510 Sqft - 1 Bedroom, 3pc Bath. Every Building Has Updated Shingles & Recently Painted Exteriors. Pride Of Ownership Is Evident Throughout These Well Kept Cottages. Enjoy A Sandy Beach At Your Doorstep And Panoramic Views Paired With Breathtaking Western Sunsets That Illuminate The Blue Mountains Skyline. Located Just 90 Minutes From The GTA, 30 Minutes To Barrie + Collingwood & Minutes To The Town Of Wasaga Beach For Nearby Amenities. Don't



Miss Out On This Opportunity To Own Your Very Own Piece Of Multigenerational Or Commercial Waterfront & Start Planning Your Summers On Georgian Bay! Year-Round Home Forced Air Furnace Is 4 years Old & HWT Is 3 Years Old. Each Seasonal Cottage Has Their Own Smaller Hwt Tank With Cottage #5 Having A Larger One - All Owned. Only Cottage#5 Has A Stove. The Other 4 Cottages Have Hot Plates. (id:6289)

### Essential Information

Listing #	S12122112
Price	\$1,799,999
Bedrooms	10
Bathrooms	7.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	2026 Tiny Beaches Road S
Subdivision	Rural Tiny
City	Tiny
Province	Ontario
Postal Code	L0L1P1

### Amenities

Features	Irregular lot size
Parking Spaces	7
Parking	No Garage, RV
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Stove, Refrigerator
Heating	Natural gas Forced air

Cooling	Window air conditioner
# of Stories	1

## Exterior

Exterior	Vinyl siding, Wood
Lot Description	148.3 x 207.5 FT ; 207.46 x 36.78 x 174.97 x 148.25 under 1/2 acre
Foundation	Block

## Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
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