

# \$399,999 - 19 Sturgeon Bay Road, Severn (coldwater)

MLS® #S12379958

**\$399,999**

0 Bedroom, 0.00 Bathroom, 37,857 sqft

Vacant Land on 0.00 Acres

Coldwater, Severn (coldwater), Ontario

Top 5 Reasons You Will Love This Property:

1) Ideally positioned off two major highways and is located at the main entry point to the rapidly growing and vibrant Coldwater community, providing high potential for future development and long-term growth 2) The current zoning permits a wide range of commercial and mixed-use applications, presenting diverse opportunities for retail, office spaces, or a combination of both, making it perfect for businesses seeking a dynamic and high-traffic environment 3) A zoning change to residential use could be a viable option, subject to township approval, offering potential for both immediate and long-term strategic development 4) With site plan approval in place, this property is primed for quick development into a 9,000 square foot commercial complex, alternatively, it can be secured as a land bank investment to benefit from future value growth in this booming area 5) Immediate possession is available, giving you the flexibility to kick off your project without delay or simply hold the land for future appreciation in a rapidly evolving market, adding to its strategic appeal. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | S12379958 |
| Price     | \$399,999 |
| Bathrooms | 0.00      |

|                |             |
|----------------|-------------|
| Square Footage | 37,857      |
| Acres          | 0.00        |
| Type           | Vacant Land |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19 Sturgeon Bay Road |
| Subdivision | Coldwater            |
| City        | Severn (coldwater)   |
| Province    | Ontario              |
| Postal Code | L0K3E0               |

### Amenities

|           |         |
|-----------|---------|
| Amenities | Highway |
|-----------|---------|

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 257.75 x 167.29 FT |
|-----------------|--------------------|

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | FARIS TEAM REAL ESTATE BROKERAGE |
|----------------|----------------------------------|



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