

\$2,750,000 - 1676 Winhara Road, Gravenhurst (muskoka (s))

MLS® #X11996267

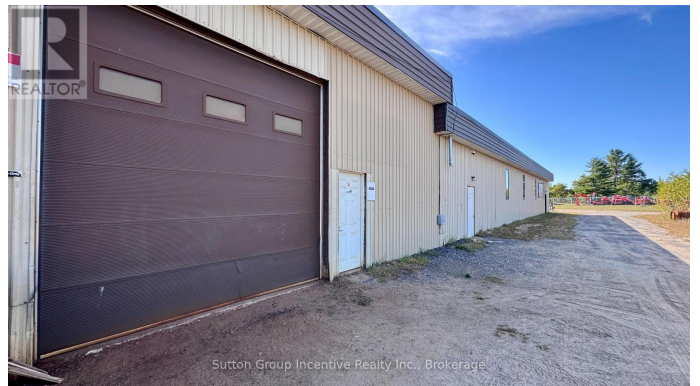
\$2,750,000

0 Bedroom, 3.00 Bathroom, 12,212 sqft

Retail on 3.22 Acres

Muskoka (S), Gravenhurst (muskoka (s)),
Ontario

HOME OF MUSKOKA FIRE PITS. Prime Location, 1676 Winhara Rd, Gravenhurst, Muskoka Commercial Property with C3 Zoning. The existing building, constructed in the 1980s, is 12,212 sq ft. and comprises three buildings under one roof, each with its own entrance and parking area. 1,100 feet of uninterrupted highway exposure is hard to find anywhere in the corridor, immediately off Exit 182 near Highway 118, from the border of Bracebridge. This commercial location is situated beside a primary highway with easy access to the Bracebridge core. ALSO available for Lease. VTB Vendor Take-Back Available over 5 years, 25% down. Two parcels are part of this package. The North Lot is a Combination of Building and Land, while the South Lot is land only. The businesses are not included in the sale: Muskoka Fire Pits is available for sale in a separate listing. Central area for light manufacturing, a showroom, and a warehouse that supports various uses, including clear heights of just over 11 and 14 feet, as well as several man doors, and several interior and exterior 10- and 12-foot-wide garage doors. Please take a look at the Floor Plan. 600 V 3 Phase. Vacant possession is possible; any leases will include early termination clauses ranging from 30 to 120 days. This is an MTO control area. This is in an Airport area with height and food vendor



restrictions. Subject to HST (id:6289)

Essential Information

Listing #	X11996267
Price	\$2,750,000
Bathrooms	3.00
Square Footage	12,212
Acres	3.22
Type	Retail

Community Information

Address	1676 Winhara Road
Subdivision	Muskoka (S)
City	Gravenhurst (muskoka (s))
Province	Ontario
Postal Code	P1P1R1

Amenities

Amenities	Highway
Features	Irregular lot size
Parking Spaces	32

Listing Details

Listing Office	Sutton Group Incentive Realty Inc.
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Listing information last updated on October 13th, 2025 at 8:01am EDT