

# \$230,000 - 22382 Highway 35 Highway, Lake Of Bays (ridout)

MLS® #X12383818

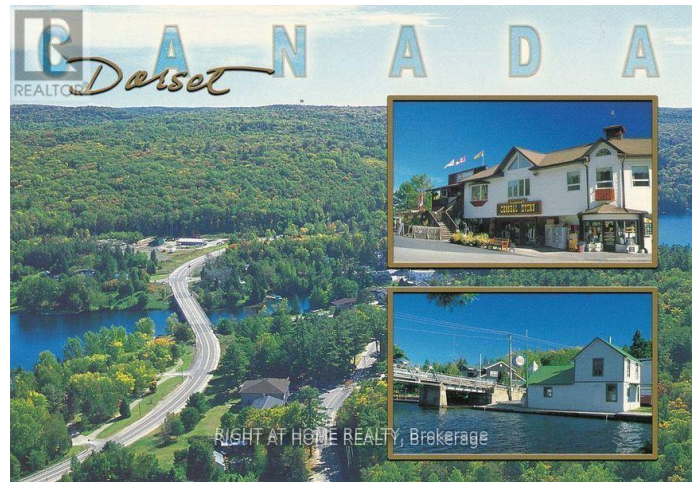
**\$230,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 424.80 Acres

Ridout, Lake Of Bays (ridout), Ontario

The property offers strong revenue potential, with the possibility of installing multiple billboards to generate passive income. Located at the prime intersection of Hwy 117 & Hwy 35 in Dorset, this 1.45-acre commercial/residential/ep lot offers an exceptional investment opportunity. Boasting high traffic exposure and stunning western lake views, this property is perfect for a range of developments, whether for commercial ventures or residential use. With convenient access to major highways, it provides maximum visibility and ease of access, making it an ideal location for mixed-use projects, residential development, or a thriving business.

This lot, previously home to an older building that has since been removed, retains grandfathered rights, allowing for the construction of a property similar in size to the previous structure. Any adjustments to the building or changes in use would require permits from the city. For detailed information on all permitted dwellings and uses allowed under the current zoning, please refer to the attached documentation. (id:6289)



## Essential Information

Listing #                      X12383818

Price	\$230,000
Bathrooms	0.00
Acres	424.80
Type	Vacant Land

### Community Information

Address	22382 Highway 35 Highway
Subdivision	Ridout
City	Lake Of Bays (ridout)
Province	Ontario
Postal Code	P0A1E0

### Amenities

Utilities	Cable, Electricity
Parking	No Garage

### Listing Details

Listing Office	RIGHT AT HOME REALTY
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Listing information last updated on October 12th, 2025 at 5:31am EDT