

\$1,245,000 - 2 Leeds Road, Seguin

MLS® #X12423585

\$1,245,000

0 Bedroom, 3.00 Bathroom, 4,800 sqft

Retail on 18.52 Acres

Seguin, Seguin, Ontario

Exceptional Commercial Opportunity - 18.517 Acres with Prime Highway 400 Access and 858 ft of road frontage! This property offers excellent visibility and easy access to both north and southbound lanes of Highway 400. Zoned C3 (Highway Commercial), the site supports a wide variety of business uses, making it an ideal investment with strong development potential. Currently, the property features a Solar Groundmount Lease and a 4,800 sq.ft. building occupied by a reputable automotive and tire service business that serves the local community. With flexible rental options, this property can easily adapt to your future plans. Enjoy direct access to the "Park to Park" trail system, which connects the Seguin Trail to Killbear and Algonquin Provincial Parks - a unique bonus for businesses that cater to outdoor enthusiasts. The property also offers a range of commercial possibilities, including commercial outfitting, equipment rentals, open storage, sales, service and repair shops, or motor vehicle rentals. The C3 zoning permits an accessory dwelling unit, and there is a separate service shop space perfect for additional rental income or your own personal use. Located at a high-traffic highway intersection, the property benefits from nearby amenities, including a gas station, ensuring consistent visibility and vehicle traffic. Don't miss out on this rare opportunity to develop, invest, or operate your business in a prime commercial location! (id:6289)



Essential Information

Listing #	X12423585
Price	\$1,245,000
Bathrooms	3.00
Square Footage	4,800
Acres	18.52
Type	Retail

Community Information

Address	2 Leeds Road
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A2W8

Amenities

Amenities	Highway
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Interior

Cooling	None
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Listing Details

Listing Office	RE/MAX Parry Sound Muskoka Realty Ltd
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