

\$38,500,000 - 1246 Gravenhurst Parkway, Gravenhurst (muskoka (s))

MLS® #X12432921

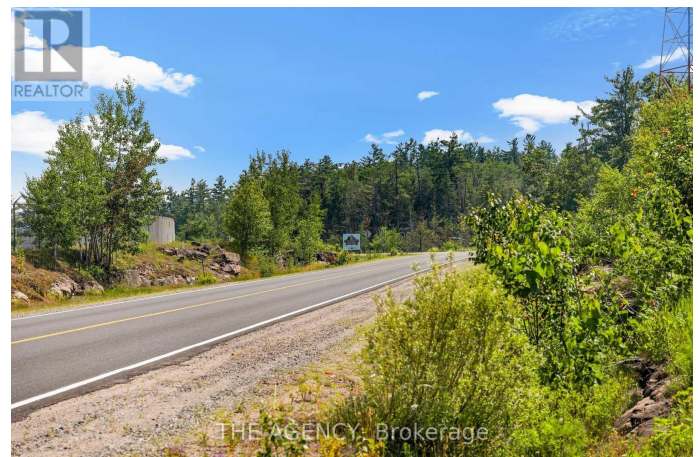
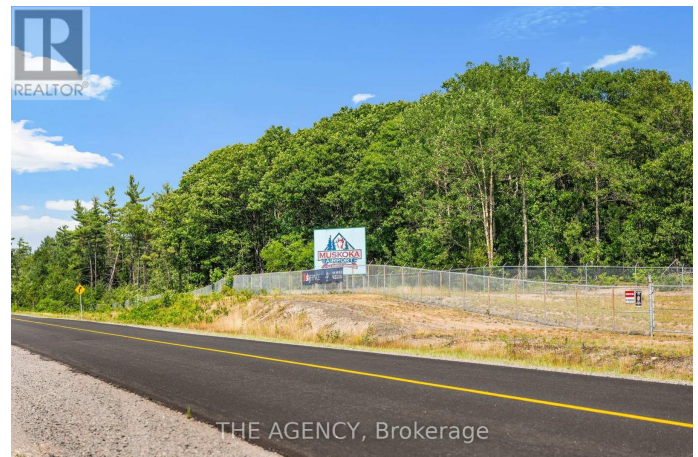
\$38,500,000

0 Bedroom, 0.00 Bathroom, 47 sqft

Vacant Land on 47.08 Acres

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

Rare, once-in-a-lifetime land parcel. Nestled beside the Muskoka Airport, surrounded by Crown land, and stewarded for decades by the same family, this 47-acre industrial parcel is more than a land-holding. It is a canvas for visionaries and a chapter waiting to be written by its next caretaker. The Property is located directly across from Muskoka Airport - an international airport and Canada Customs Port of Entry. The side of the property facing Gravenhurst Parkway is directly opposite the airports runway. Key features include: 6,000-foot runway capable of accommodating large jets such as the Globemaster; passenger and freight charter services available; situated on the 45th parallel. Direct access to Highway 11, providing a seamless route south to Toronto Canadas largest metropolitan area with a population of nearly 6.5 million just a two-hour drive from Muskoka Airport. Direct access to Petro-Canada fuel station located at the Highway 11 entry point, enhancing the sites appeal for logistics, travel, and industrial operations. The site borders other notable properties, including Transport Canada land, Town of Gravenhurst land, and Skyways Motel. Environmentally approved. The property contains a cluster of wells sufficient to support a subdivision plus two deep wells. The 280 ft deep well - natural spring water - flow rate of over 30 gpm. Purchase of the property would



include sale of privately held subsurface mineral rights - this is exceptional as mineral rights are typically held by the Crown. Freehold - uncommon - industrial land this close to an international airport in North America is usually just leasehold. (id:6289)

Essential Information

Listing #	X12432921
Price	\$38,500,000
Bathrooms	0.00
Square Footage	47
Acres	47.08
Type	Vacant Land

Community Information

Address	1246 Gravenhurst Parkway
Subdivision	Muskoka (S)
City	Gravenhurst (muskoka (s))
Province	Ontario
Postal Code	P1P1R1

Listing Details

Listing Office THE AGENCY



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