

\$1,395,000 - 227 Wellington Street, Bracebridge (macaulay)

MLS® #X12478623

\$1,395,000

0 Bedroom, 0.00 Bathroom, 11,596 sqft
Industrial on 0.00 Acres

Macaulay, Bracebridge (macaulay), Ontario

This nearly 12,000-square-foot industrial/commercial building in Bracebridge offers a rare opportunity for both investors and owner-occupiers. The property is divided into four individual units, each with its own metering for utilities and excellent functionality for a variety of uses. Units 1 and 2 are currently leased to strong, long-term tenants paying market rents-providing stable income from day one. Units 3 and 3A, totaling approximately 7,135 square feet, are vacant or used for storage, making them ideal for an owner looking to occupy part of the building or for additional leasing potential. With consistent ceiling heights of 11 feet 8 inches throughout, the building is well-suited for a wide range of industrial, service, or commercial applications. Zoned M1, this is the most flexible industrial zoning available in Bracebridge, accommodating a broad mix of uses from light manufacturing and warehousing to contractor shops and service trades. The property offers plenty of on-site parking and has already been upgraded to comply with the District of Muskoka's new backflow prevention requirements, ensuring peace of mind for the next owner. This is a clean, well-maintained property in a convenient location with strong surrounding businesses-a great option for investors, trades, or growing companies looking for quality space in Muskoka's thriving industrial market. (id:6289)



Essential Information

Listing #	X12478623
Price	\$1,395,000
Bathrooms	0.00
Square Footage	11,596
Acres	0.00
Type	Industrial

Community Information

Address	227 Wellington Street
Subdivision	Macaulay
City	Bracebridge (macaulay)
Province	Ontario
Postal Code	P1L1C1

Interior

Heating	Natural gas Baseboard heaters, Forced air
Cooling	Partially air conditioned

Exterior

Lot Description	56 x 742.85 FT
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Listing Details

Listing Office	Royal LePage Lakes Of Muskoka Realty
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