

430 DOMTAR Road, Huntsville, Ontario P0B 1M0

Listing

Member Full
Active / Land

Listing ID: 40577612
List Price: **\$289,000.00/For Sale**
New Listing

Muskoka/Huntsville/Stephenson Commercial/



Water Body:	Siding Lake	Trans Type:	Sale
Type of Water:	Lake	Common Interest:	Freehold/None
Tax Amt/Yr:	\$617/2023	Acres Range:	5-9.99
Zoning:	M5-1559, Conservation	Frontage:	670.00
Devel Chrg Pd:		Lot Dimensions:	670
Official Plan:		Lot Size Area Units:	
Site Plan Apprv:	See remarks		

ARN/PIN: 444204001904502 / 481240895
Legal: PT LT 25 CON 13 STEPHENSON PT 2 35R20031; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA

Remarks/Directions

Public: **Calling all contractors or business operators to this large parcel of multi-use industrial land! This is a versatile offering allowing for a multitude of uses for your business to live and grow with over 9 acres of land with 1.1 acres of buildable space. 9200 square feet of building is permitted in various layouts with hydro at the lot line and driveway already installed. Survey and stormwater management plan have been completed and ready to submit. Located within easy access to the highway 11 corridor between Bracebridge and Huntsville which is a growing area for commerce of all kinds and is currently experiencing a boom in construction and development. These lands are in an area of existing industrial and commercial businesses, bring your ideas to add to the mix. Ask for a full list of permitted uses and building location conceptual drawings.**

REALTOR®: **Please see attached survey, zoning, minor variance and special exemption uses provided in the supplements section. M5-1559: The permitted uses shall be non-toxic and low effluent in nature and limited to: communication uses, construction contractors, electrical product industry, forestry use, furniture and fixtures industry, general metal fabricating, general offices, glass and glass products, industrial commercial but prohibiting high water uses. Setbacks approved for the subject property: setback to the south zone boundary 5m for a 372m2 building; setback to the south zone boundary 5m for a 112m2 building; setback to the south zone boundary 5m for a 372m2 building; setback to an abutting public road 10m for a 372m2 building abutting public road 45m for a 112m2 building. Taxes per TOH mill Rate.**

Directions to Property: Aspden Road to Domtar Road to SOP; or, Highway 11 to Allensville Road to Old Muskoka Road to Domtar Road

Waterfront

Waterfront Type:	Indirect Waterfront	Water View:	Unobstructed Water View
Waterfront Features:	Other	Frontage:	0.00
Dock Type:	None	Exposure:	
Shoreline:			
Shore Rd Allow:	Not Owned		
Island Y/N:	No		

Exterior

Property Access:	Municipal Road	Fronting:	East
Area Influences:	None		
View:			
Topography:	Flat		

Land Information

Utilities:		Sewer:	None
Water Source:	None	Water Treatment:	
Well Testing:		Location:	Rural
Services:	At Lot Line-Hydro		
Lot Front (Ft):	670.00	Lot Depth (Ft):	
		Lot Size:	

Property Information

Legal Desc: PT LT 25 CON 13 STEPHENSON PT 2 35R20031; HUNTSVILLE ; THE DISTRICT MUNICIPALITY OF MUSKOKA
Zoning: M5-1559, Conservation
Assess Val/Year: \$40,500/2023
PIN: 481240895
ROLL: 444204001904502
Possession/Date: Immediate/
Survey: Yes/ 2003
Hold Over Days:
Occupant Type:
Deposit: 5

Marketing

Showing Requirements: Showing System
Showings:
Showing Remarks: Please book your showing through BrokerBay prior to visiting the property.
Possession: Immediate

Brokerage Information

List Date: 05/15/2024
Expiration Date: 08/16/2024
Financing:
Buyer Agency Compensation Remarks: 2.5% + HST
Assignment Of Listing:
Representation Type: Designated Representative
Offer Remarks: 48 hour irrevocable on all offers. Please include Schedule B with all offers.
Original List Price: \$289,000.00
List Brokerage: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
List Salesperson: Jessica Brown, Salesperson
Email: jessicabrown@vianet.ca
List Brokerage 2: Coldwell Banker Thompson Real Estate, Brokerage, Huntsville
List Salesperson 2: Victoria Darling-Wadel, Salesperson
Email: vdarling@vianet.ca
Brkge #: 705-789-4957
Direct #: 705-571-0882
L/SP Cell: 705-571-0882
Phone: 705-789-4957
Phone: 705-571-2852
L/SP2 Cell: 705-571-2852

Confidential for REALTORS® Only

Source Board: The Lakelands Association of REALTORS®
Prepared By: Jessica Brown, Salesperson

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Photos

Listing ID: 40577612





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