430 DOMTAR Road, Huntsville, Ontario P0B 1M0

Listing

Member Full **Active / Land**

New Listing

Listing ID: 40577612

List Price: \$289,000.00/For Sale



Muskoka/Huntsville/Stephenson Commercial/

Water Body: Siding Lake Type of Water: Lake

Tax Amt/Yr: \$617/2023 Trans Type: Sale M5-1559,

Zoning: Common Interest: Freehold/None Conservation

Devel Chrg Pd: Acres Range: 5-9.99 Official Plan: Frontage: 670.00 Site Plan Apprv: See remarks Lot Dimensions: 670

Lot Size Area Units:

ARN/PIN: 444204001904502 / 481240895

PT LT 25 CON 13 STEPHENSON PT 2 35R20031; HUNTSVILLE; THE Legal:

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: Aspdin Road to Domtar Road to SOP; or, Highway 11 to Allensville Road to Old Muskoka Road to **Domtar Road**

Waterfront Water View: Unobstructed Water View

Waterfront Type: **Indirect Waterfront** Waterfront Features: Other

Dock Type: None

Shoreline:

Shore Rd Allow: **Not Owned**

Island Y/N: No

Exterior

Lot Size:

Property Access: **Municipal Road**

Area Influences: None

View: Topography: Flat Fronting: East

None

Land Information

Water Source: None

Utilities:

Well Testing:

Services: At Lot Line-Hydro

Lot Front (Ft): **670.00** Lot Depth (Ft): Sewer: Water Treatment:

0.00

Frontage:

Exposure:

Location: Rural

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Legal Desc: PT LT 25 CON 13 STEPHENSON PT 2 35R20031; HUNTSVILLE; THE DISTRICT MUNICIPALITY OF MUSKOKA

M5-1559, Conservation Survey: Zoning: Yes/ 2003

Assess Val/Year: \$40,500/2023 Hold Óver Days: 481240895 Occupant Type: PIN: 444204001904502 ROLL:

Possession/Date: Immediate/ 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 Int Bearing Bkg Trust Account: No

Contact After Expired: No Financing: SPIS: Buyer Agency Compensation Remarks: 2.5% + HST Special Agreement: No Assignment Of Listing: HST Applicable to Sale:Yes

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

Coldwell Banker Thompson Real Estate, Brokerage, Huntsville Brkge #: 705-789-4957

List Brokerage: List Salesperson: Jessica Brown, Salesperson W

Direct #: 705-571-0882 jessicabrown@vianet.ca Email: L/SP Cell: 705-571-0882 Coldwell Banker Thompson Real Estate, Brokerage, Huntsville 🔀 List Brokerage 2: Phone: 705-789-4957

Victoria Darling-Wadel, Salesperson 🔀 List Salesperson 2:

Email: vdarling@vianet.ca

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Jessica Brown, Salesperson

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Phone:

705-571-2852

L/SP2 Cell: **705-571-2852**

Photos

Listing ID: 40577612









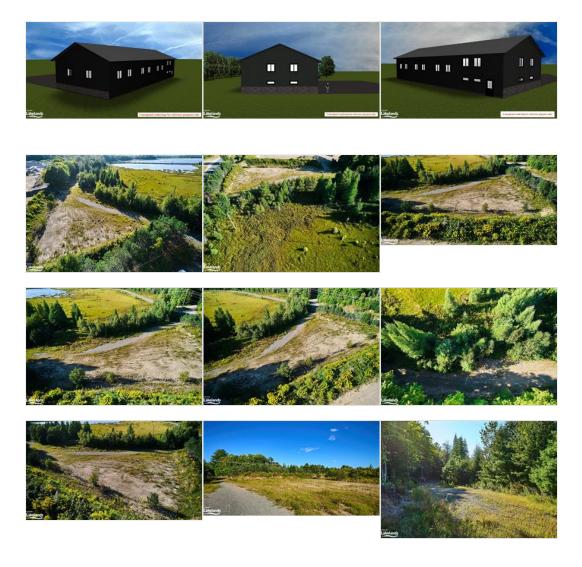












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