

# \$1,650,000 - 364 CHAMPLAIN Road

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## Listing ID: 40531333

**\$1,650,000**

, 96.09 acres

Vacant Land

364 CHAMPLAIN Road, Penetanguishene,  
Ontario, L9M1S4

Unique Opportunity for Development & Investment located on 2 municipal roads directly across from Waterfront properties. With table lands and escarpment. Build your dream estate home or potential for development of up to 5 lots - or both! Your own private oasis on this forested paradise. EIS is done! Land bank for future investment. Forest management possibilities with tax incentives and lumber income potential. Non-Residential potential. A short walk to Georgian Bay. Minutes to downtown, marina's, golfing, hiking. Only 90 minutes to the GTA. Buyer/Buyers Agent to verify all info related to property. Buyer is responsible for any development charges. (id:50245)

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Listing Office: Royal LePage In Touch Realty, Brokerage (Hwy 93)