

\$1,299,999 - 85 MAIN Street

Listing ID: 40548588

\$1,299,999

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Office

85 MAIN Street, Wasaga Beach, Ontario,
L9Z2K9

Are you an investor looking to purchase mixed use retail and residential property in the heart of on going downtown Wasaga Beach development ? Huge development potential with the size and configuration of the property supporting a wide array of uses, including residential, commercial, and tourism oriented uses. Highest and best use may be a mid rise condominium apartment with retail below. Recent remonations and upgrades to residential units and a retail space idea for an owner run business. Main Floor – Commercial Unit & 3-Bedroom Apartment Unit, 2nd Floor – 5-Bedroom Apartment Unit, Lower Level - 2-Bedroom Apartment Unit & 4-Bedroom Apartment Unit. Wasaga Beach Is growing: OLG Casino opened 2022; Twin Pad and library with 2 olympic sized ice rinks opened 2023; August 2023, negotiations with FRAM Building Group concluded with an agreement to re-develop Wasaga Beach's beachfront commercial area. The Downtown Development Master Plan was approved by council on March 28, 2017, for the creation of a new downtown/main street area connected to a revitalized and redeveloped tourism and entertainment beach area on the waterfront. The plan includes about 200,000sq.m of residential,

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commercial, and recreational development
spread out over the main beach area and
Main Street. (id:50245)

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Listing Office:RE/MAX By the Bay Brokerage (Unit B)