

# \$999,900 - 0 HIGHWAY 35

---

## Listing ID: 40568142

**\$999,900**

, 2.94 acres

Vacant Land

0 HIGHWAY 35, Dorset, Ontario, P0A1E0

Prime Opportunity in Dorset - High Traffic Commercial Lot with Western Lake Views! Positioned at the coveted intersection of Hwy 117 & Hwy 35 in Dorset, this exceptional 2.94-acre commercial lot boasts unparalleled potential. Overlooking the picturesque Lake of Bays from its elevated ridge, this property offers a rare blend of potential build sites, visibility and natural beauty. The desirable Commercial Zoning allows for a wide range of development options. Whether you're considering an art gallery, artisan studio, convenience store, restaurant, club, tavern, healthcare clinic, or office buildings with a retail mix, this vacant parcel awaits your future business. The property features an established driveway off HWY 35 and has undergone partial clearing. It offers a diverse landscape including flat areas, forested sections, hills, and a rocky face that provides a one of kind elevated view of Lake of Bays.

Additionally, essential studies and reports such as Stormwater Management, Deer Wintering, Soil Engineering, Stake Replacement, and a recent Topographic Survey have been completed. Dorset serves as the gateway to Muskoka, providing the property with exceptional visibility. With approximately 6,000 vehicles passing daily during peak seasons, the potential for

# \$999,900 - 0 HIGHWAY 35

---

exposure is unmatched. The increasing number of year-round visitors and residents in lakeside towns like Dorset signifies a promising future, marked by continued growth and economic development. Don't overlook the opportunity to establish your presence in Muskoka's thriving commercial landscape. Schedule an appointment today to explore the hidden potential of this remarkable property. (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 19/04/2024 07:22:22 PM

Listing Office: Cocks International Realty Inc., Brokerage, Utterson