

Property Client Full

3173 Muskoka Rd 169, Muskoka Lakes, Ontario P0C 1A0

Listing

3173 Muskoka Rd 169 Muskoka Lakes

Active / Commercial / Commercial / Retail

MLS®#: X12473445

List Price: \$1,588,800/For Sale

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$3,200.00/2025/Ani** Transaction: **Sale**
SPIS: **No** DOM
Legal Desc: **LT 114-115 PL 19 MEDORA EXCEPT PT 4, 5 RD902; MUSKOKA LAKES**

Category: **Retail** Use:
Link: Holdover **90**
Freestanding: **Yes** Franchise:
Occupant: **Owner** Possession: **TBA**

Zoning: **C3**
Dir/Cross St: **Muskoka Rd 169**

PIN #: **481541067**
Possession: **TBA**

ARN #: **445307001003100**
Possession Date:

Contact After Exp: **No**

Total Area: **1 Acres**
Ofc/Apt Area: **741 Square Feet**
Retail Area: **1,403 Square Feet**
Apx Age: **51-99**
Amps: **200**
Heat: **Propane Gas**
Sprinklers: **No Sprinklers**
Utilities: **Yes**

Lot/Bldg/Unit/Dim: **Lot 192 x 187.5 Acres**
Water: **Municipal**
A/C: **Yes**
Washrooms: **2**
Garage Type: **None**

Basement: **Yes**
Assessment: **2024**
Area Infl: **Major Highway, Rec Centre**

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Exceptional opportunity to own a well-situated commercial property right in the heart of Bala's vibrant downtown core. Offering 1,403 sq. ft. of main floor retail space and featuring a large parking area for customers, this property provides excellent visibility and foot traffic - an ideal setting for a retail business. The building also includes additional living quarters upstairs, perfect for owner use or added rental income. With potential to expand by adding another dwelling, this property offers great versatility for both business and investment purposes. A rare chance to invest in one of Muskoka's most popular year-round destinations.**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: LAURA BILLINGS, REALTOR Salesperson

Date Prepared: 10/21/2025