

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: \$1,495,000/For Sale

Price Decrease

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: \$3,200.00/2025/Ann Transaction: Sale
SPIS: No DOM 177
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: 0.66 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 187.5Acres
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: 04/16/2026

Rooms

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Table with columns: Room, Level, Dimensions (Metric), Dimensions (Imperial), Bathroom Pieces, Features. Row 1: Bathroom, Bathroom