

Property Client Full

2 Bruce Wilson Drive, Muskoka Lakes, Ontario P0B 1J0

Listing

2 Bruce Wilson Dr Muskoka Lakes

Active / Commercial / Office

MLS® #: X13042810

List Price: **\$5,395,000/For**

Sale

New Listing

Muskoka/Muskoka Lakes/Medora



Tax Amt/Yr: **\$11,458.00/2025/At** Transaction: **Sale**
 SPIS: **No** DOM: **39**
 Legal Desc: **PT LT 29-30 CON 4 MEDORA PT 1 & 2, 35R21762; T/W DM296165, T/W DM372761; S/T DM114643; MUSKOKA LAKES**

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

Zoning: **C4**
 Dir/Cross St: **HWY 118 to Bruce Wilson Drive**

PIN #: **481501007** ARN #: **445305000307110** Contact After Exp: **No**
 Possession: **TBA** Possession Date:

Total Area: **7,466.00 Square Feet** Survey: **Yes** Assessment: **2025**
 Ofc/Apt Area: **2,469 Square Feet** Lot/Bldg/Unit/Dim: **Lot 237.73 x Feet**
 Retail Area: **3,332 Square Feet** Water: **Municipal**
 Heat: **Elec Forced Air, Propane Gas** Sewers: **Sanitary & Storm**
 Sprinklers: **No Sprinklers** A/C: **Yes**
 Washrooms: **2**
 Garage Type: **None**

Utilities: **Yes**
 Waterfront Y/N:

Commercial/Financial Information

Remarks/Directions

Client Rmks: **Clarke Muskoka Realty & Construction presents a rare opportunity to acquire a premier commercial property in the heart of Port Carling. Widely regarded as the hub of Muskoka's most sought-after lakes, Port Carling offers a unique blend of visibility, accessibility, and enduring appeal With additional density potential and a continued demand for high quality commercial space. Two buildings provide flexible space suited to a variety of uses, complemented by exceptional waterfront exposure Investment highlights include a prime location within Port Carling's central commercial corridor, established tenancy reflective of the Muskoka luxury market, high quality construction with modern architectural design, consistent demand for well-located commercial space and an opportunity for future growth. Port Carling is the vibrant hub of Muskoka's most prestigious lake system. A destination for boutique shopping, dining, and leisure, this village attracts affluent seasonal residents and discerning visitors. Surrounded by Ontario's most coveted waterfront properties, Port Carling offers a timeless appeal enduring commercial vitality. Property Details Site - Approx. 0.75 AC Building A - 3 Levels, 1,466 sq. ft. each, Rooftop Terrace Building B - 2,486 sq. ft. Single Level Zoning: C4 - Commercial Parking: On-Site Surface Parking**

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

Prepared By: BOB CLARKE, REALTOR Salesperson

Date Prepared: 06/02/2026

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Bathroom					
Bathroom					

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