

\$1,900,000 - 1092 MAIN Street

Listing ID: 40365749

\$1,900,000

2 Bedrooms, 1 Bathrooms, 1.87 acres

Single Family

1092 MAIN Street, Dorset, Ontario,
P0A1E0

A world class destination on Lake of Bays! This rare offering on beautiful Lake of Bays in downtown Dorset is an extensive collection of land and buildings with western exposure, a central location, and 470 feet of clean, deep, rocky outcrops on Trading Bay in the District of Muskoka, Ontario. Primary building (30x32) located on Main Street is a well-appointed retail space that includes a security system, air-conditioned office, new water system, new 200-amp service, that is insulated with electric baseboards, and a brand-new asphalt shingle roof (2021). Some newer docks and premium dock system with the potential of 30 boat slips. The main dock is massive at over 100 feet long, and all docks are constructed of metal framing and metal piles for stability, longevity, and peace-of-mind. New, above ground premium fuel pump (2021) and two newly built multi-purpose sheds that are currently used as a retail space for the marina but can be easily repurposed. Additional features... An original cabin structure exists on the waters edge with west exposure (original building belonged to a heritage resort). Property has been approved by the Lake of Bays Township for boat house construction close to the area of the original cabin. The

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existing boat launch is centrally located on the dry, flat lot, and the property includes ample space for creativity and design! Create a destination for locals and visitors alike in this much loved, tourism area on Lake of Bays. (id:13139)

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Listing Office: Coldwell Banker Tall Pines Realty, Brokerage, Dorset