

# FOR SALE

USER-INVESTOR OPPORTUNITY



**755**  
BETHUNE DR.,  
GRAVENHURST, ON



LAND FOR SALE



SITE PLAN APPROVED



GAS STATION WITH RETAIL BUILDING AND DRIVE-THRU



GOOGLE STREETVIEW



PROPERTY WEBSITE

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# PROPERTY OVERVIEW

User investor opportunity located at 755 Bethune Drive in Gravenhurst, ON. This property consists of site plan approved lands for a gas station business and a retail pad investment opportunity. The 0.70 acre site is approved for a +/- 4,294 SF commercial retail pad including 3 units with an endcap drive-thru wrap around along with a 3 pump gas bar. The Vendor will sell the lands with site plan approval in place or built a turnkey gas station along with a retail pad for the convenience store. Its location and proximity to key roads like Main Street and Veterans Way makes it an exceptional investment opportunity in Gravenhurst's vibrant community.

-  **Call Listing Team**  
**LISTING PRICE**
-  **0.70 ACRES**  
**SITE AREA**
-  **+/-50.3 METERS (MAIN STREET);  
 ADDITIONAL FRONTAGE ON BETHUNE  
 DRIVE AND VETERANS WAY**  
**LOT FRONTAGE**
-  **48186-0047**  
**PIN#**
-  **\$6,780.95**  
**PROPERTY TAX (APPROXIMATE)**
-  **4,294 SF**  
**TOTAL BUILDING SIZE**
-  **MUNICIPAL WATER SUPPLY AND  
 MUNICIPAL SEWAGE SYSTEM**  
**SERVICING**



**PROPERTY TYPE**  
Land



**PROPERTY INTERSECTION**  
Main Street & Veterans Way



**ZONING**  
Commercial Service  
(C-2)

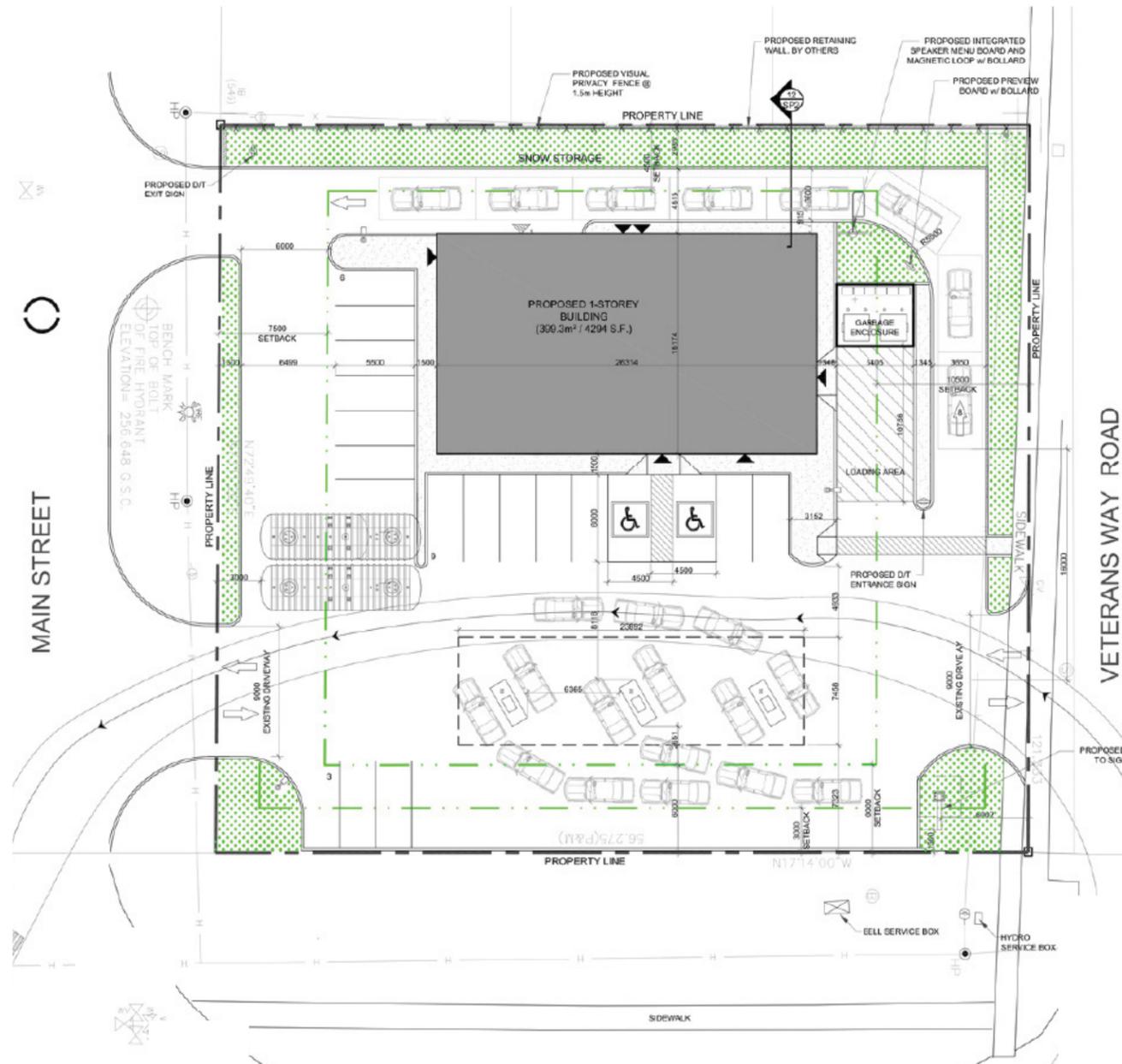
## RENDERING



## RENDERING PHOTO OF GAS STATION AND PAD



# SITE PLAN



[↓ DOWNLOAD SITE PLAN](#)

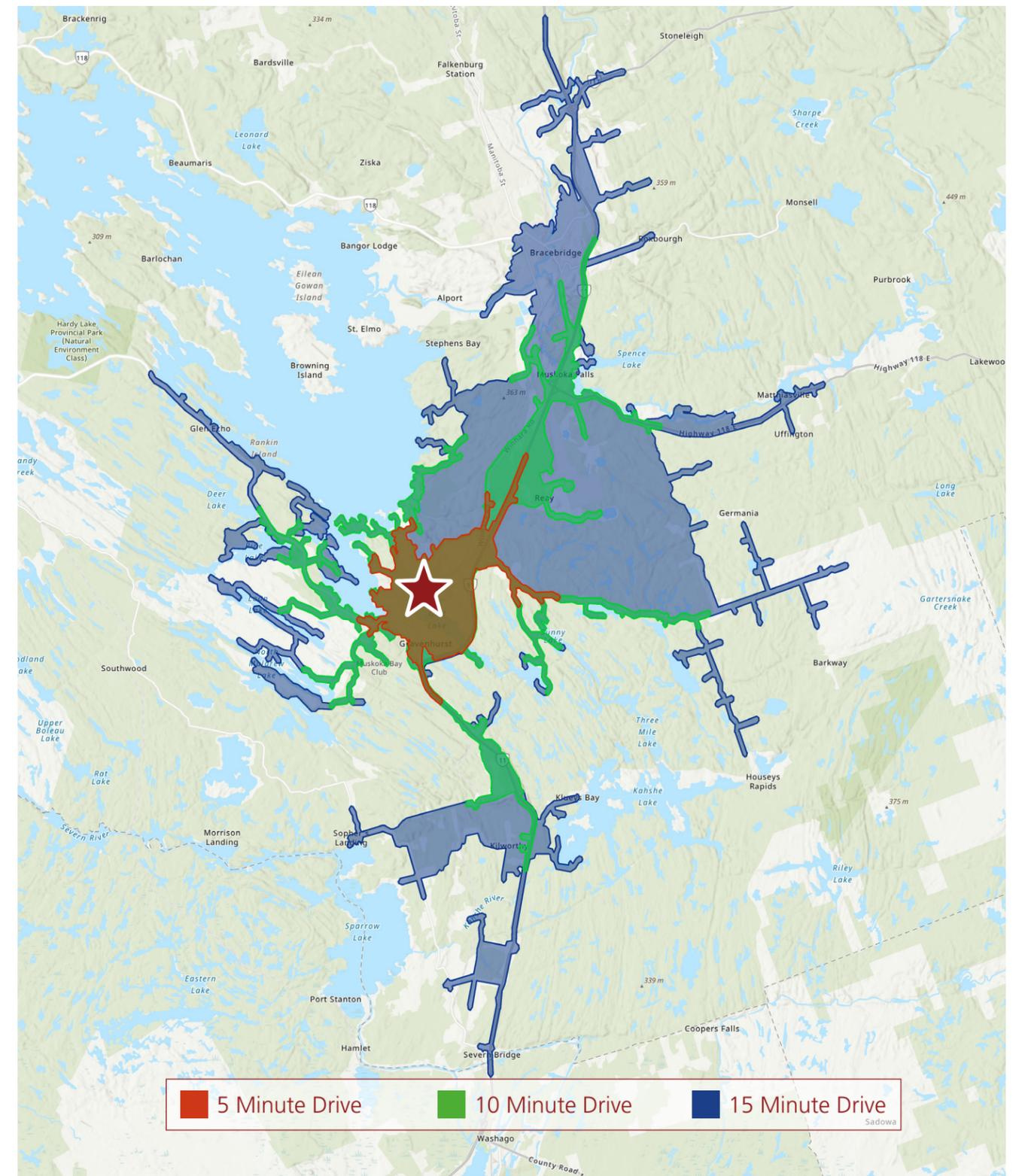
# PHOTOS



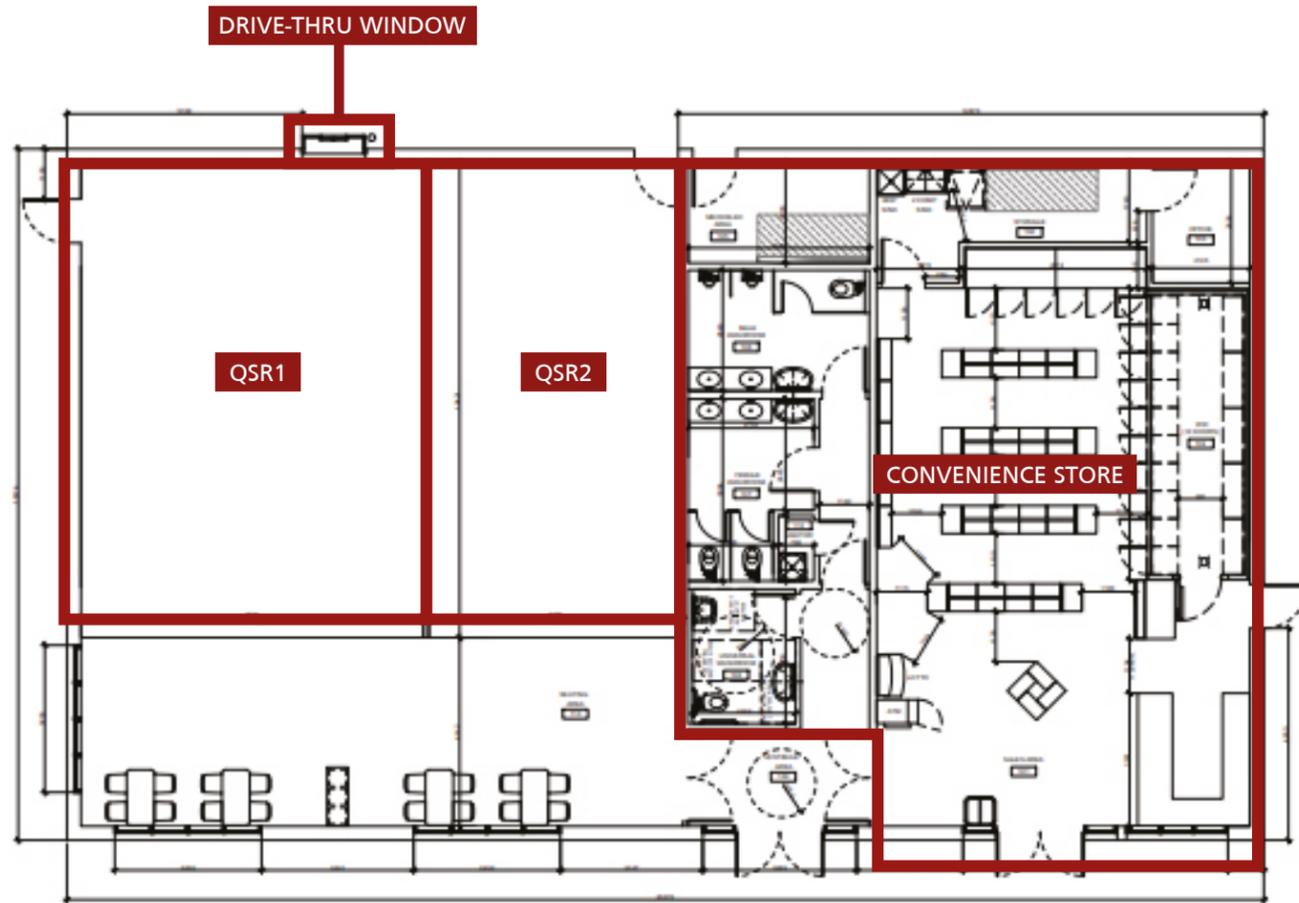
# AMENITIES MAP



# DRIVE TIME MAP



# FLOOR PLAN



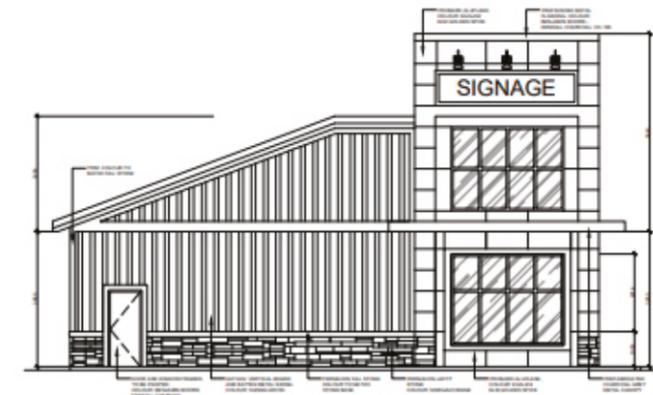
[↓ DOWNLOAD FLOOR PLAN](#)

# ELEVATIONS

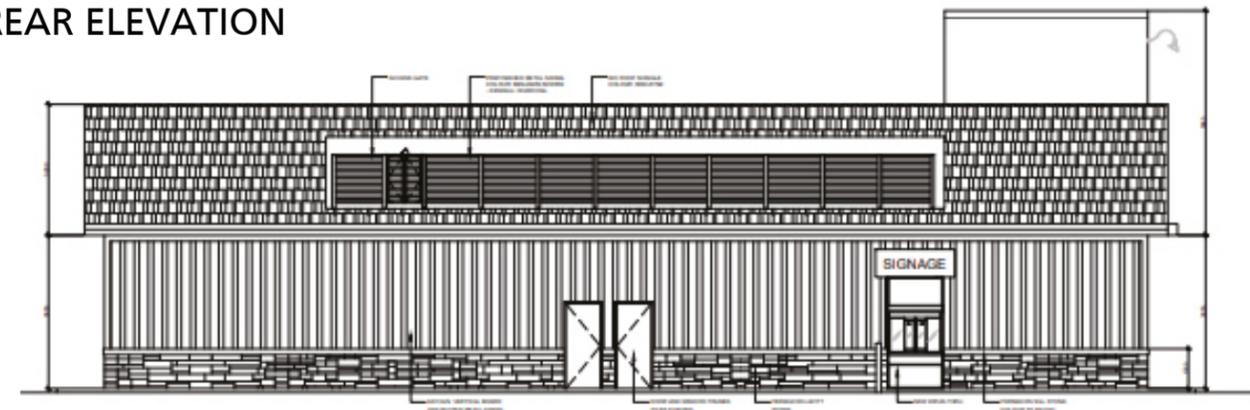
## FRONT ELEVATION



## SIDE ELEVATION



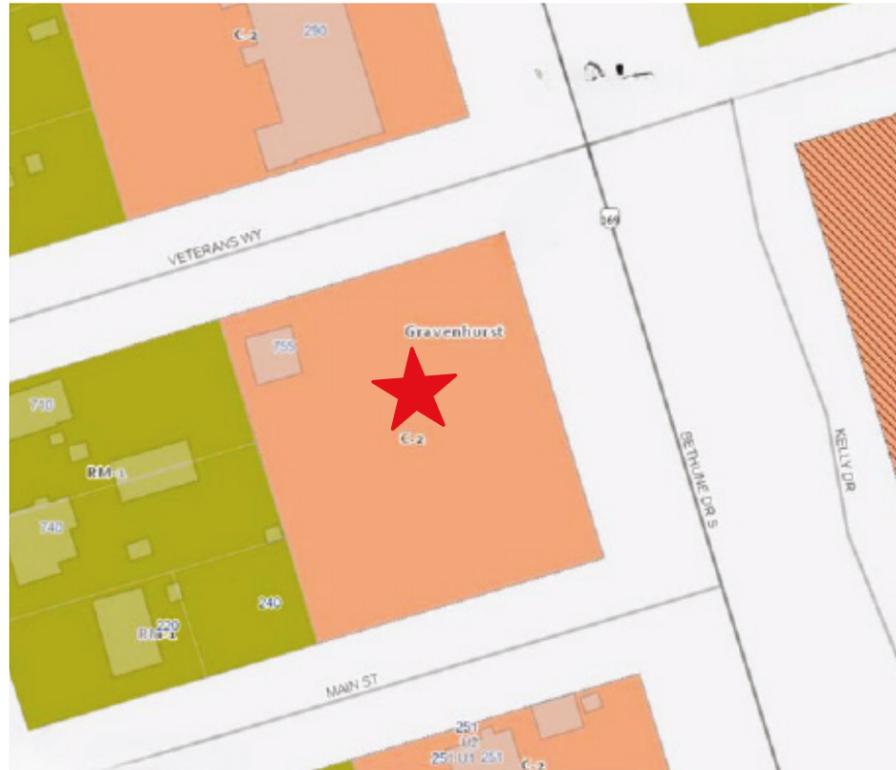
## REAR ELEVATION



# ZONING

## ZONING: C-2 - Commercial Service

The C2 commercial designation permits a motor vehicle service station, retail convenience store and a restaurant. The site-specific provisions of 1205 pertain mainly to parking requirements. The proposed use of the subject property as a gas bar, convenience store and restaurant are considered to be legal and conforming to the zoning by-law for the purposes of this report.



## Surrounding Land Uses

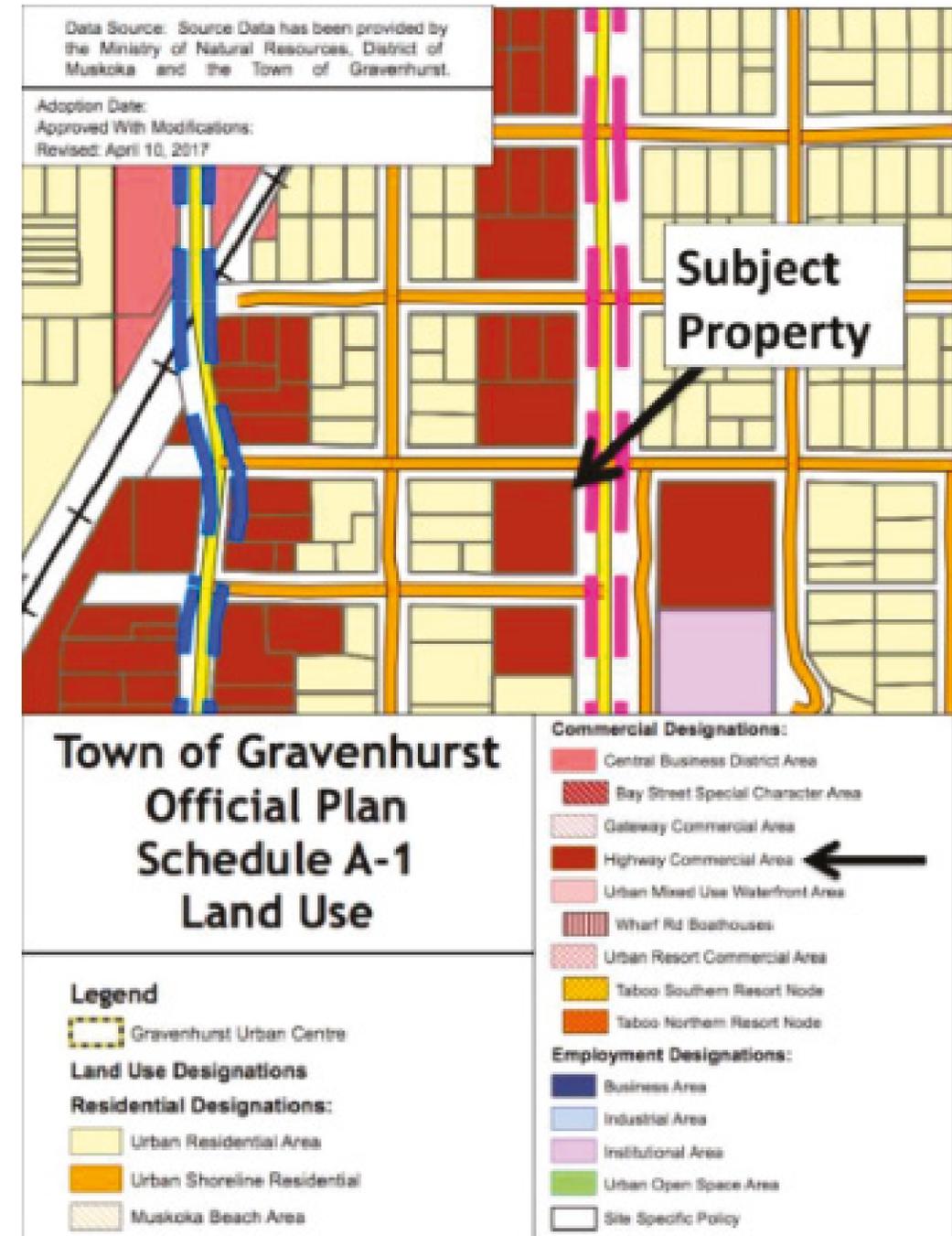
This property is located adjacent to Bethune Drive, being a main transportation route through Town that accommodates a variety of uses including commercial (retail, restaurant, dance studio), residential (including multiple residential and single detached residential), institutional (including park, long term care home and municipal office). Immediately surrounding land uses include Institutional (the Legion is located across Veterans Way to the north, Muskoka Shores Care Community Long Term Care Nursing Home across Bethune Drive to the southeast, and the Hydro utility yard across Bethune Drive to the east) and Residential (across Main Street to the south, to the west of the property along First Street, and to the northeast of the property across Bethune Drive). Further to the north are commercial uses including The Beer Store.

## Permitted Uses

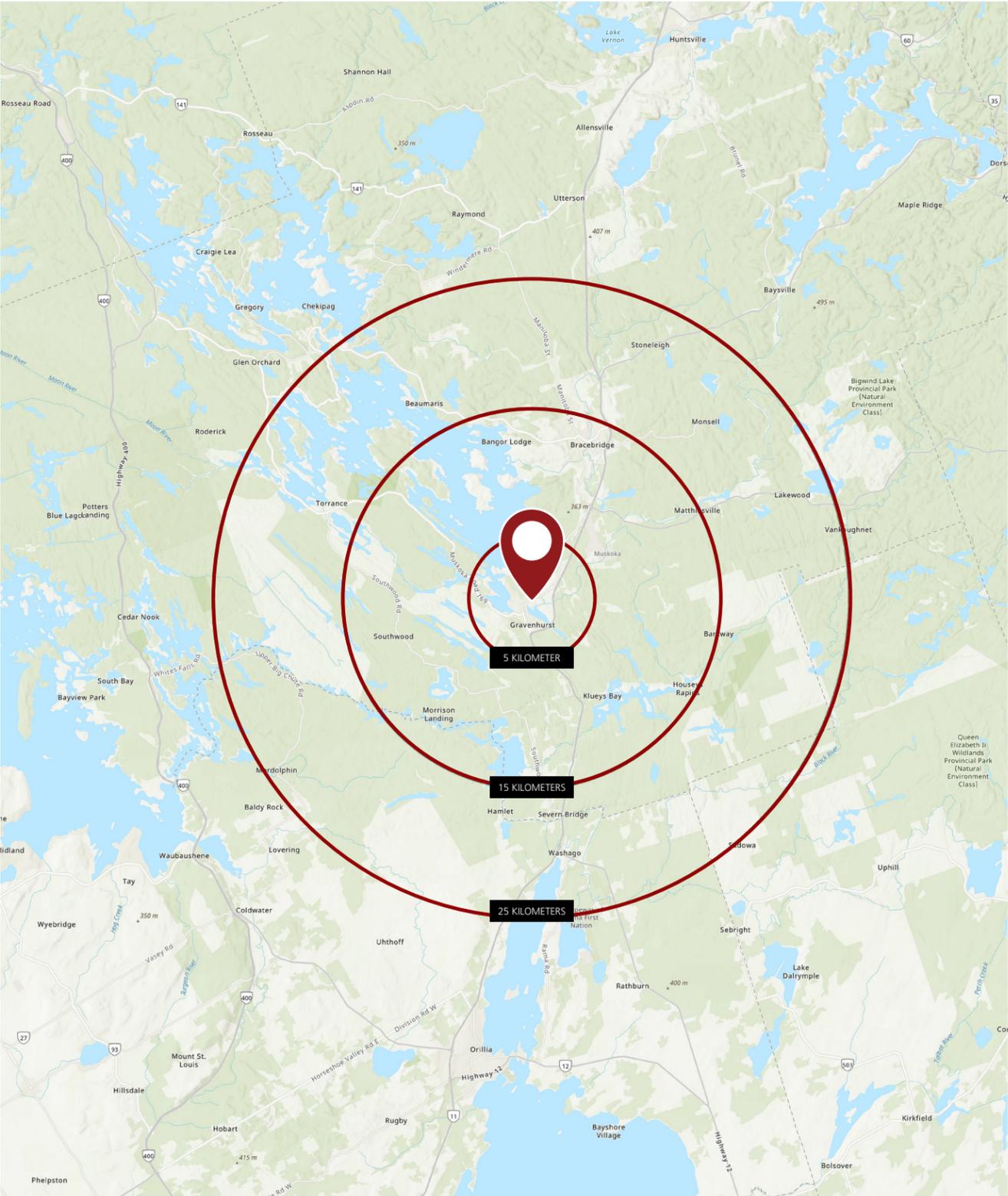
- Bed and Bregkrast Establishment.
- Building Supplies Outlet
- Administrative Office
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- dwelling, Single Detached (existing Only)
- Dwelling Unit Accessory Use Only.
- Financial Establishment
- Funeral Home
- Garden Centre and Nursery
- Manufacturing, Processing, Assembling or Fabricating Plant (accessory retail sales)
- not occupying more than 50.0 percent of the building floor area)
- Motor vehicle body snop
- Nursing Home
- Personal Services
- Place of Assembly
- Publishing Establishment
- Religious Institution
- Repair Service Shoo.
- Restaurant
- Retail Convenience Stor
- Sale, Rental, or Service of Business Machines and Uttice supplies
- Sale, Rental, Service, Storage, or Repair or Motor vehicles, Major Recreational
- Equipment and Parts and Accessories for Motor Vehicles or Major Recreational
- Equioment
- Sale, Rental, Service, or Storage of Tools and Industrial Equioment.
- Tourist Establishment
- Veterinary Services
- Wholesaling

# OFFICIAL PLAN

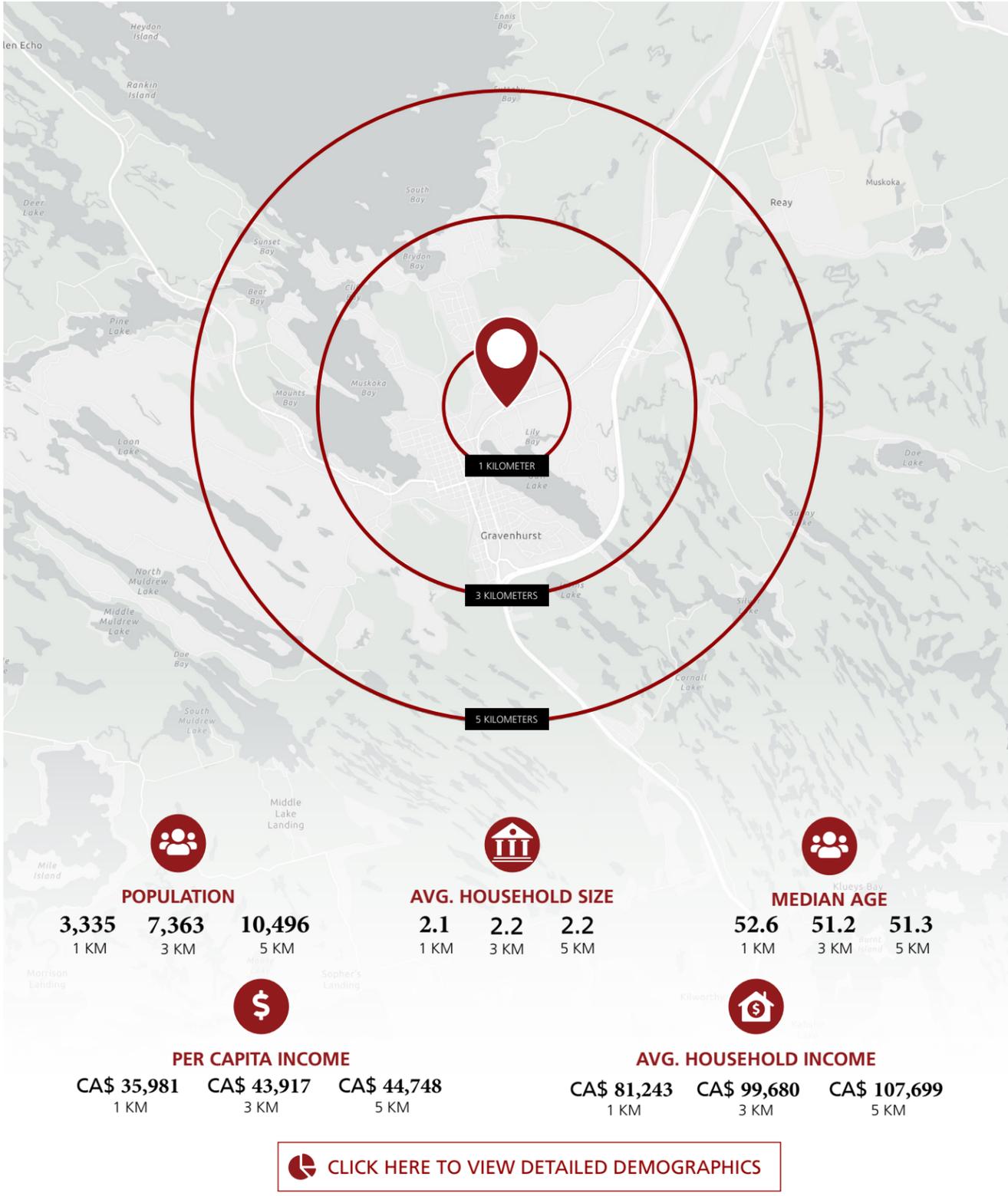
The subject property is located in an area that is designated Highway Commercial. Uses permitted in this designation include but a not limited to automobile related sales and service and restaurants. The proposed use of the subject a gas bar with a convenience store and restaurant is considered to be in conformity with the Town of Gravenhurst Official Plan (2016).



# DISTANCE MAP



# DEMOGRAPHICS



# KEY FACTS

## 755 Bethune Dr N, Gravenhurst, Ontario, P1P 1R1

755 Bethune Dr N, Gravenhurst, Ontario, P1P 1R1  
Ring of 25 kilometers



Source: This infographic contains data provided by Environics (2024, 2029).

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MULTIPLE LISTING SERVICE NUMBER

X12223771

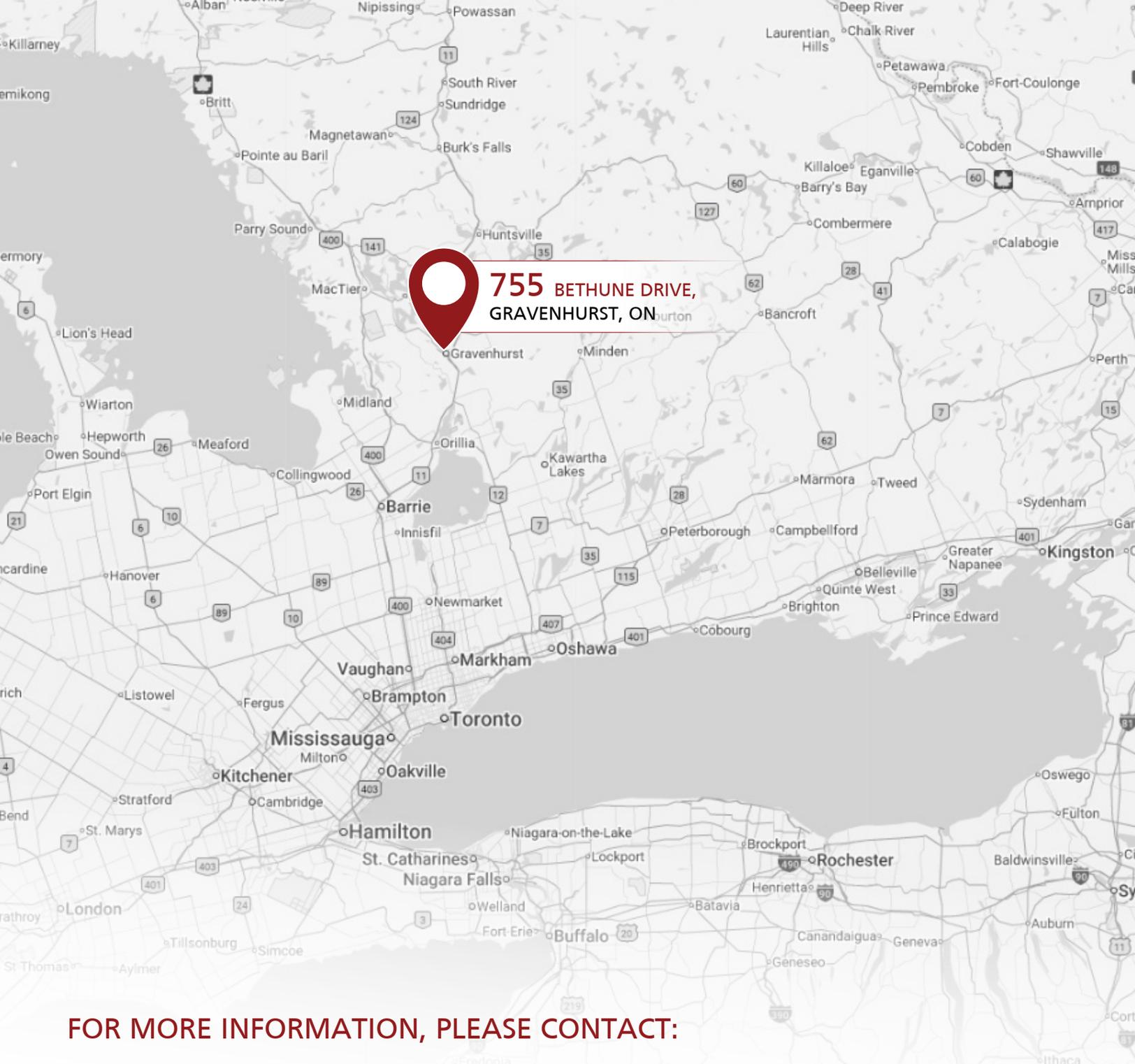


# GRAVENHURST COMMUNITY PROFILE



The subject property is located in the Town of Gravenhurst, District Municipality of Muskoka. The District Municipality of Muskoka was established in 1971 and is comprised of six area municipalities: the Towns of Huntsville, Bracebridge and Gravenhurst, as well as the Townships of Georgian Bay, Lake of Bays, and Muskoka Lakes. The Town of Gravenhurst is well served by Highway 11 that connects it to Barrie and Toronto to the south as well as Sudbury and North Bay to the north. It is also served by Highway 118 and Highway 169.

Beautiful Gravenhurst is located in the south end of Ontario's finest four-season destination of Muskoka. Less than two hours north of Toronto and situated on the edge of picturesque Lake Muskoka, Gravenhurst offers incomparable natural landscape with all the amenities of a larger centre. Gravenhurst is the permanent home of approximately 13,000 residents, with another 14,000 who live here through the late spring and summer months. Gravenhurst's community is vibrant in Arts, Culture and Heritage and proudly celebrates its historical contributions while incorporating a modern lifestyle. Whether you want to take in a show at the historic Opera House, work from the cottage connected to high speed internet, enjoy the Bethune Memorial House or tour our downtown with a digital flair, outstanding recreational facilities paired with our multitude of outdoor activities make Gravenhurst a great place to live and pursue your passions.



**755 BETHUNE DRIVE,  
GRAVENHURST, ON**

**FOR MORE INFORMATION, PLEASE CONTACT:**



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