



## 16012 Oyama Road LOT A Lake Country

\$4,999,000

Unique opportunity to purchase one of the most iconic properties in Oyama. The property offers 3.138238 acres of land, which includes 0.162842 acres onto the Wood Lake side across the road, making this one of the most compelling development properties in the region. Approximately 455' of lakeshore frontage onto Wood Lake. C9 (Tourist Commercial) zoning is extremely flexible, and includes a specific zoning allowance for a retail store, gas bar & marine fuel facility for this property in particular. Other uses include apartment hotels, hotels, motels, offices, liquor stores, retail, etc. Frontage onto Pelmawash Parkway, Oyama Road, Wood Lake, and the Rail Trail. No current sewer connection; purchaser will either have to accomplish development via an on-site septic system, or coordinate with the District of Lake Country (and/or adjacent property owners) for a Sewer System extension/development. The general store area is leased until March 2024 with 3 additional 5 year renewals, subject to market rent increases. None of the property, upon final registration, will be located within the Agricultural Land Reserve. Several different uses and directions a purchaser could take, whether seeking a gas station, potential marine fueling station onto Wood Lake, mixed use development, or a solely commercial development. Contact the listing agent for an information package on the property. DO NOT DISTURB THE TENANTS.

Listing Presented By:



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