



RIVERFRONT INVESTMENT OPPORTUNITY

273 Mosley Street

Wasaga Beach, Ontario · L9Z 2K1

Blue Heron Cottages & Cabins — a quarter-acre on the Nottawasaga River, steps from the world's longest freshwater beach.

LIST PRICE

\$995,000

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THE OPPORTUNITY

A rare riverfront parcel, steps from the beach

273 Mosley Street is a quarter-acre on the Nottawasaga River in the heart of Wasaga Beach — directly across from Beach Area 2 and a short walk to the world’s longest freshwater beach. The former Blue Heron Cottages & Cabins, it carries roughly 14 grandfathered units plus a main house on an accommodation-commercial (CA) lot. Offered under power of sale, as-is, it is a straightforward opportunity to renovate the existing cabins for income or to reposition a scarce piece of riverfront in a town mid-way through a major downtown revitalization.

LIST PRICE \$995,000 Power of sale · as-is, where-is	LOT SIZE 0.28 ac 12,077 sq ft · 52 × 216 ft	ZONING CA Accommodation commercial
WATERFRONT Nottawasaga R. Across from Beach Area 2	UNITS ~14 units In 10 structures · grandfathered	TAXES (2026) \$4,477 PIN 583290076

Highlights

- ✓ **Riverfront** — ~0.28 ac fronting the Nottawasaga, steps to the main beach.
- ✓ **~14 units across 10 structures** — a grandfathered density current zoning and EP setbacks would not permit on a rebuild.
- ✓ **CA zoning** — cottages, cabins and tourist-establishment uses.
- ✓ **Redevelopment upside** — scarce riverfront beside the town’s downtown revitalization.
- ✓ **Power of sale** — sold as-is, where-is, with flexible possession.



The main house, cabins and river frontage — as-is, where-is.

Wasaga Beach. The south shore of Georgian Bay — 14 km of sandy beach and a four-season tourism economy, now in the middle of a multi-year, publicly-funded downtown and waterfront revitalization. Riverfront parcels this close to the main beach rarely come available.

SITE & LOCATION

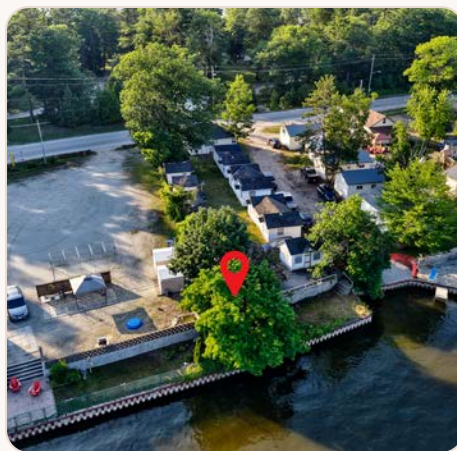
The site, from the air



Looking north over the property — the Main Beach Area and retail amenities are minutes away.



The lot — 52 ft on Mosley Street, 216 ft deep to the river.



The cabins, parking court and seawall from above.



Georgian Bay's beach a short walk west; the lot outlined at right.

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LOCATIONS **NORTH**
BROKERAGE
ROYAL LEPAGE
BROKERAGE

ROYAL LEPAGE
COMMERCIAL

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