



*A living, working marina on Canada's heritage waterway*

## 292 Marina Road, Elgin, ON

# X12908132

\$ \$2,290,000

Industrial  
Sq Ft: 6,000

Retail  
Sq Ft: 336

Indian Lake

### Investment opportunity on the Heritage Rideau Canal System!

Welcome to the Indian Lake Marina and Campground. This well-established business has 550' of deep, clean shoreline and is nestled in the trees with 26 acres of prime commercially zoned waterfront land. This gorgeous property not only has a full marina but also offers a perfect getaway for the outdoorsy camper, fisherman and boater. There are three large dock sections with 73 slips available to rent. The main dock framework is constructed of steel and the decking is pressure treated lumber. These docks have been updated recently and are in great shape with mainly seasonal boat slips rented. Down at the lakeside there is a convenience store with an LCBO location where boaters can find ice, water, clothing, camping/boating supplies as well as very popular scooped ice cream. There is a modern fuel system and a galvanized trailer septic pump out system attracting many Cruisers traveling the Rideau System.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

**info@gurreathomes.com** **(613) 273-9595**



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Elgin, ON**

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## Features

### *Investment opportunity on the Heritage Rideau Canal System!*

- Welcome to the Indian Lake Marina and Campground. This well-established business has 550' of deep, clean shoreline and is nestled in the trees with 26 acres of prime commercially zoned waterfront land.
- **The Marina:** This gorgeous property not only has a full marina but also offers a perfect getaway for the outdoorsy camper, fisherman and boater. There are three large dock sections with 73 slips available to rent. The main dock framework is constructed of steel and the decking is pressure treated lumber. These docks have been updated recently and are in great shape with mainly seasonal boat slips rented.
- **The Store & Services:** Down at the lakeside there is a convenience store with an LCBO location where boaters can find ice, water, clothing, camping/boating supplies as well as very popular scooped ice cream. There is a modern fuel system and a galvanized trailer septic pump out system attracting many Cruisers traveling the Rideau System.
- **A Destination on Two Famous Boating Routes:** This location is a favourite stopover for 2 popular boating routes: 'The Great Loop' and the 'Montreal to Ottawa Loop'.
- **Boat Storage & Service:** Servicing and winter boat storage can be accomplished within the 6000 sq ft building or outside with a capacity of 100+ spots.
- **Camping & RV Sites:** There are 18 RV/trailer sites on the property with electricity and water with room for expansion. There are also 2 tent sites in a remote setting. Included are 3 RV/trailers available for use or rentals. There are updated showers, park-wide Wi-Fi and video security.
- **The Opportunity:** This could be your next great investment and chance to operate your own business on a beautiful lake in the heart of the Rideau Canal System or a completely new endeavor!

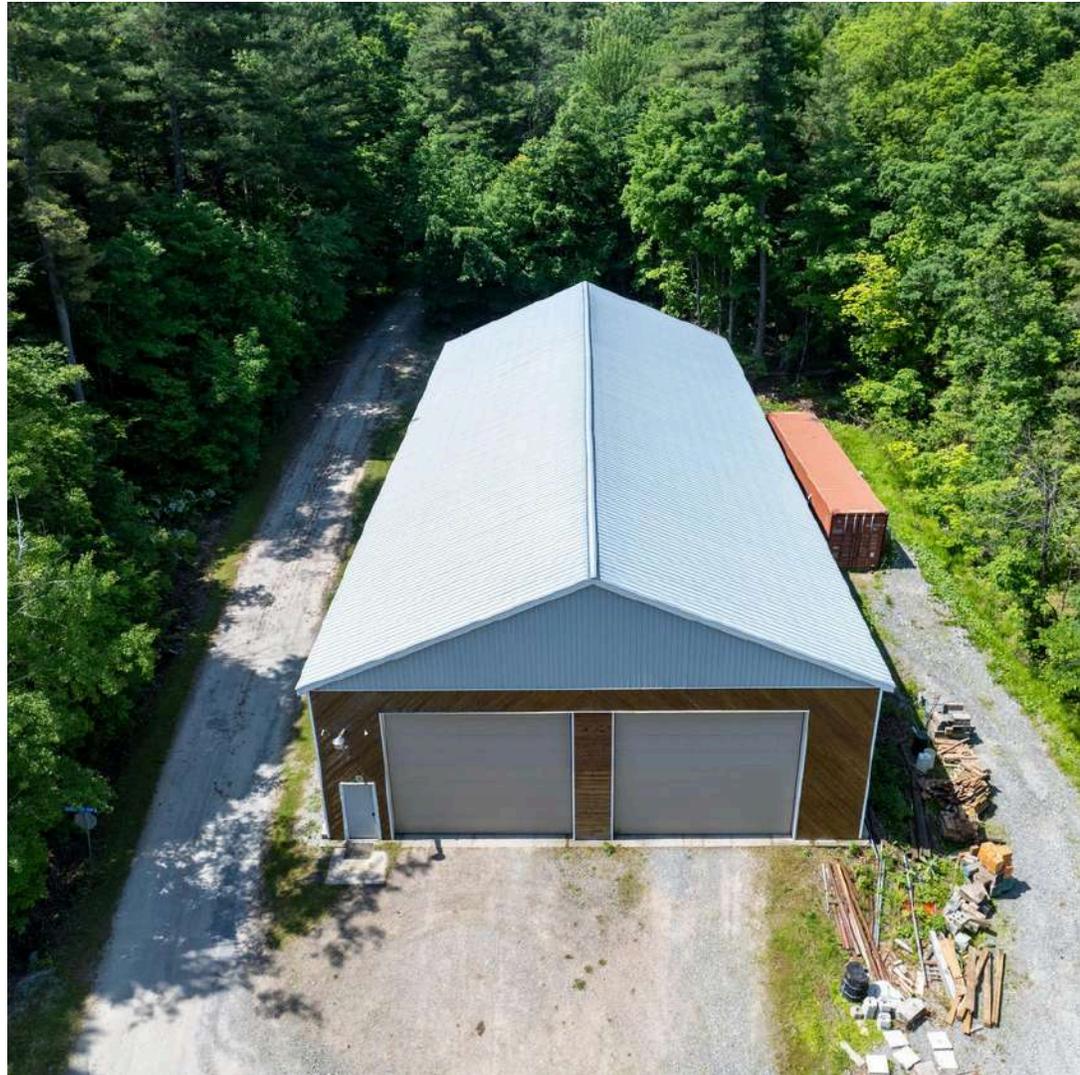
## Directions

- Chaffeys Lock Road to Marina Lane follow to #292.

# MORE INFORMATION

## More Information

- Well established Marina and Campground on the Rideau Canal Waterway System
- 550'+ Shoreline [Deep, Clear]
- 26 acres of property
- 73 Slip Marina From \$1,500 - \$4,000+ for Summer Slips
- Docks steel & the majority of pressure treated wood updated
- 6000 sq foot shop, Washroom\Shower building, Store
- 50+ Indoor and Outdoor Winter Storage from \$600 to \$6,000
- Indoor and Outdoor Summer Storage \$300 to \$720 monthly
- Modern Fuel System added in 2020; TSSA and ESA approved
- Modern Water System with well pump, UV and Filter
- Showers have been updated in 2022
- Steel roof added to Water Well Buildings and Store
- Video Security, Wi-Fi Ubiquiti throughout main park
- 18 RV Sites 2 x \$4,500, 6 x \$4,000, 3 x \$3750, 7 x \$3,500
- Yearly Professional Arborist maintenance
- 3 RVs come with Park 2008 Keystone with screen room, 2008 Park Model, 1978 Terry with screen room; all could be used for rentals, sold or taken out



# INCLUSIONS

## All in 'as is' condition

- 2008 Park Model Trailer
- 2005 Trailer and Screen Room
- 1978 Terry Trailer & Screen Room
- 1990 Chevy 3500 Dually
- 2022 Scissor Pontoon Trailer
- 2021 Waste Corp Septic
- Dock jacks, chains and pumps

## Docks & Buildings:

- Docks
- Shop 6000 sq ft
- Washroom/Shower/Laundry
- Store
- Water buildings x3

## Other:

- Stands
- Wood & Concrete Blocking
- Steel Piping
- Welder Electric
- Compressor
- Jacks
- Pressure Washer x1
- Battery Chargers
- Ubiquiti Security Cameras System
- Ubiquiti WiFi [& 6 Bell DSL Internet]
- New Signs
- Website, Facebook, Instagram, Square

## Store

- Freezer & Fridges
- Inventory
- Signs
- Square System





# WATER ANALYSIS



## CERTIFICATE OF ANALYSIS

Final Report

C.O.C.: DW099833

REPORT No. B18-37977

**Report To:**

**Professional Pumps & Water Treatment**

800 Larchwood Crescent,  
Kingston Ontario K7P 2P9 Canada

**Attention:** John Jeffery

**Caduceon Environmental Laboratories**

285 Dalton Ave  
Kingston Ontario K7K 6Z1  
Tel: 613-544-2001  
Fax: 613-544-2770

DATE RECEIVED: 12-Dec-18

JOB/PROJECT NO.:

DATE REPORTED: 19-Dec-18

P.O. NUMBER:

SAMPLE MATRIX: Groundwater

WATERWORKS NO.

Parameter	Units	R.L.	Reference Method	Date/Site Analyzed	Client I.D.		Well 1		Well 2	
					Sample I.D.	Date Collected	Well 1	Well 2	Sample I.D.	Date Collected
Total Coliform	cfu/100mL	1	MOE E3407	12-Dec-18/K	0	10				
E coli	cfu/100mL	1	MOE E3407	12-Dec-18/K	0	1				
Background	cfu/100mL	1	SM9222B	12-Dec-18/K	0	> 200				
Alkalinity(CaCO3) to pH4.5	mg/L	5	SM 2320B	13-Dec-18/O	165	211				
pH @25°C	pH Units		SM 4500H	13-Dec-18/O	7.96	7.52				
Conductivity @25°C	µmho/cm	1	SM 2510B	13-Dec-18/O	516	519				
Colour	TCU	2	SM2120C	13-Dec-18/K	2	3				
Turbidity	NTU	0.1	SM2130B	13-Dec-18/K	3.3	25.6				
Fluoride	mg/L	0.1	SM4110C	13-Dec-18/O	0.4	< 0.1				
Chloride	mg/L	0.5	SM4110C	13-Dec-18/O	2.5	9.4				
Nitrite (N)	mg/L	0.1	SM4110C	13-Dec-18/O	< 0.1	< 0.1				
Nitrate (N)	mg/L	0.1	SM4110C	13-Dec-18/O	< 0.1	3.2				
Sulphate	mg/L	1	SM4110C	13-Dec-18/O	93	25				
Total Kjeldahl Nitrogen	mg/L	0.1	E3199A.1	13-Dec-18/K	0.1	0.3				
Ammonia + Ammonium (N)	mg/L	0.05	SM4500-NH3-H	17-Dec-18/K	< 0.05	< 0.05				
Organic Nitrogen	mg/L	0.1	E3199A.1	18-Dec-18/K	< 0.1	0.2				
Dissolved Organic Carbon	mg/L	0.2	EPA 415.1	14-Dec-18/O	2.8	4.1				
Sulphide	mg/L	0.01	SM4500-S2	13-Dec-18/K	< 0.01	0.02				
Phenolics	mg/L	0.002	MOEE 3179	13-Dec-18/K	0.002	0.003				
Tannins and Lignins	mg/L	0.5	SM5500B	13-Dec-18/K	< 0.5	0.7				
Hardness (as CaCO3)	mg/L	1	SM 3120	17-Dec-18/O	237	265				
Calcium	mg/L	0.02	SM 3120	17-Dec-18/O	71.1	83.8				
Copper	mg/L	0.002	SM 3120	17-Dec-18/O	0.002	0.002				
Iron	mg/L	0.005	SM 3120	17-Dec-18/O	0.312	0.954				
Magnesium	mg/L	0.02	SM 3120	17-Dec-18/O	14.4	13.6				
Manganese	mg/L	0.001	SM 3120	17-Dec-18/O	0.044	0.035				
Potassium	mg/L	0.1	SM 3120	17-Dec-18/O	2.9	1.4				
Silica	mg/L	0.02	SM 3120	17-Dec-18/O	14.9	9.37				
Sodium	mg/L	0.2	SM 3120	17-Dec-18/O	18.1	7.4				
Zinc	mg/L	0.005	SM 3120	17-Dec-18/O	< 0.005	< 0.005				

Richard Lecompte  
Lab Supervisor

R.L. = Reporting Limit

Test methods are modified from specified reference method unless indicated by an \*

Site Analyzed=K-Kingston,W-Windsor,O-Ottawa,R-Richmond Hill,B-Barrie

The analytical results reported herein refer to the samples as received. Reproduction of this analytical report in full or in part is prohibited without prior consent from Caduceon Environmental Laboratories.

# WELL TEST RECORD



800 Larchwood Crescent, Kingston, ON  
613 561 7867 ppwtsales@gmail.com  
[www.ppwt.ca](http://www.ppwt.ca)

December 17th 2018

Regarding: Well Flow test and inspection for Indian Lake Marina and Campground

A well flow inspection was performed on December 12 th 2018. There is two wells on the property that was tested.

**Well 1**(currently in use) This is a drilled well construction with an approximate **depth of 108 feet and a static water level of 23 feet**. After pumping the well for 600 gallons and measuring the recovery rate, it is determined that the well is making a **minimum of 6gpm at this time**. Please note Well 1 was tested to be chlorinated at the time of inspection, which can affect any water quality testing results.

**Well 2**(currently not in use) This is a drilled well construction. A pump test was performed and this well was determined to be making a minimum of 12 gpm at this time.

General Chemistry tests were performed on each well and sampling was submitted to Caduceon Laboratories Ltd. The expected return time for results is 5 to 7 business days.

Remarks and recommendations:

**Well 1:**

1. I Recommend a submersible pump is installed in the well.
2. I recommend an Ultra Violet Light disinfection system is installed on all well water supplies.

If you have any questions in regards to these results and remarks, please do not hesitate to contact me directly.

Thank You

John Jeffery  
Owner/Operator, Well Contractor #7275





# SEPTIC INSPECTION 3/3

## SEPTIC FIELD

Are there any signs of effluent breakout, foul odours, soggy grounds? YES  NO

Are there any sign of tire tracks on the leaching beds? YES  NO

Is there an effluent filter? YES NO N/A

Obstructions to the leaching bed (i.e. pavement over the bed, trees too close) None

Surface drainage is directed away from the leaching bed (i.e. downspouts)

Condition of bed area (looking for ponding water, biomat)

No ponding water or biomat

Inspect all mechanical equipment (i.e. pumps, aerators, alarms)

## Comments And Suggestions

Flow test was completed on septic bed for approximately 30 minutes. Test holes were dug in septic bed area. There were no signs of biomat or water backing up. The septic bed drainage pipes had no signs of deflection from Hydro One truck driving over septic bed. Septic system is currently in good working order.

Person Doing The Inspection: Rob Cair

# SEPTIC PUMP-OUT

**2730258 ONTARIO LTD.**  
**Operating As BRYAN'S SEPTIC SERVICE**  
 HST #75775070  
**Bryan Colford**  
 Septic Tank Pumping & Liquid Waste Disposal  
 P.O. Box 37, Westport, Ontario K0G 1X0  
 (613) 273-3078 Mobile (613) 264-3356  
 e-Transfer payment with invoice # to:  
 btcolford@hotmail.com

CUSTOMER ORDER NO.	TELEPHONE	DATE <i>Aug 4/23</i>
NAME <i>Indian Lake Marina</i>		
ADDRESS		

<input type="checkbox"/> CASH	<input checked="" type="checkbox"/> CHARGE	<input type="checkbox"/> CHEQUE	<input type="checkbox"/> DEBIT CARD	<input type="checkbox"/> C.O.D.	<input type="checkbox"/> ON ACCT.	MDSE. NET/P	PAID OUT
						<i>SP</i>	<i>3:20</i>
	<i>Pumped 2200 gallon septic tank</i>					<i>283.00</i>	
SPECIAL INSTRUCTIONS						<i>Brooke</i>	
						<b>SUBTOTAL</b>	
						<b>HST / GST</b>	<i>37.00</i>
						<b>PST</b>	
						<b>TOTAL</b>	<i>320.00</i>

e-Transfer  
 Net 30 days. 2% per month on overdue accounts.  
 All claims and returned goods MUST be accompanied by this bill.

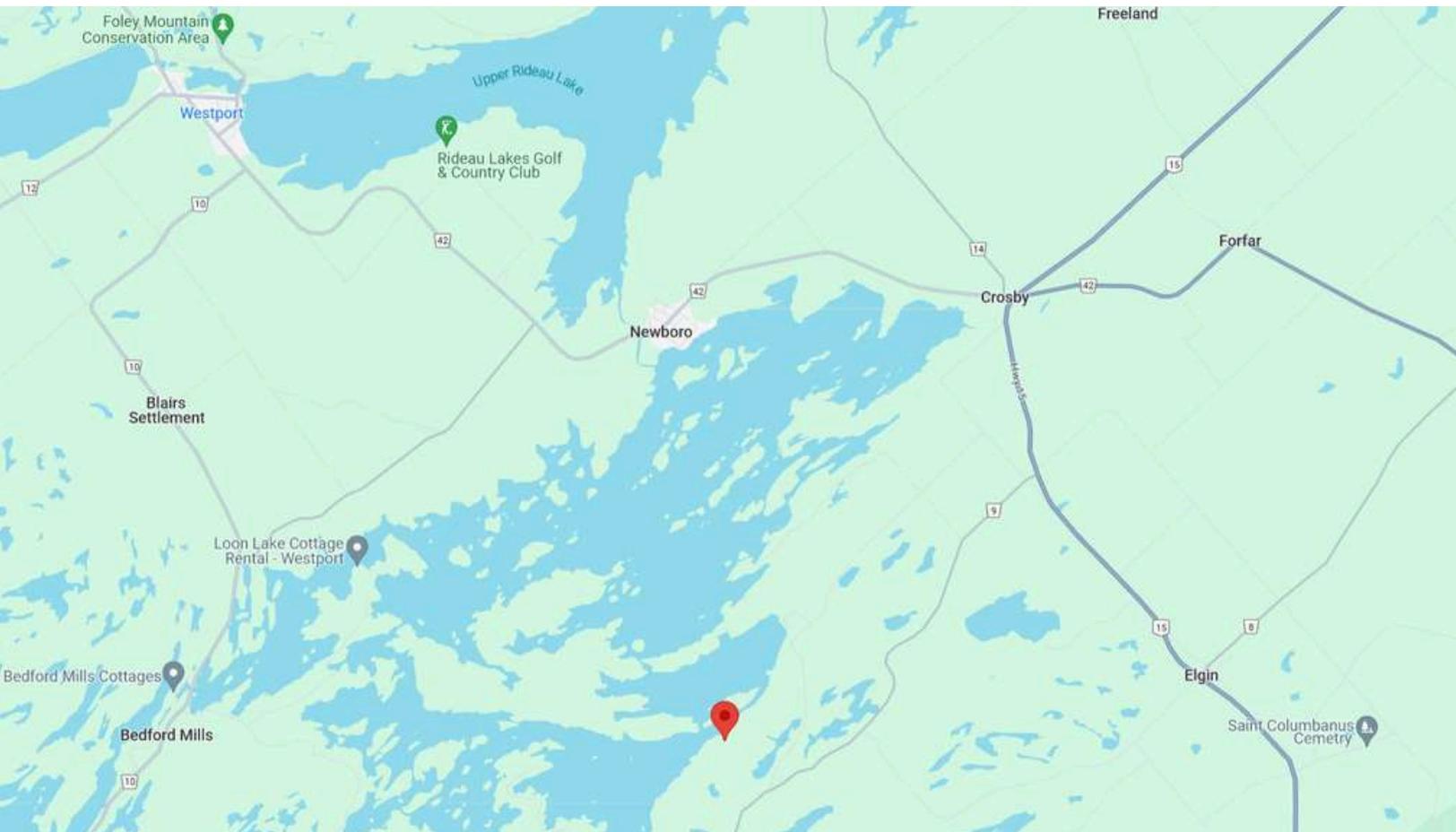
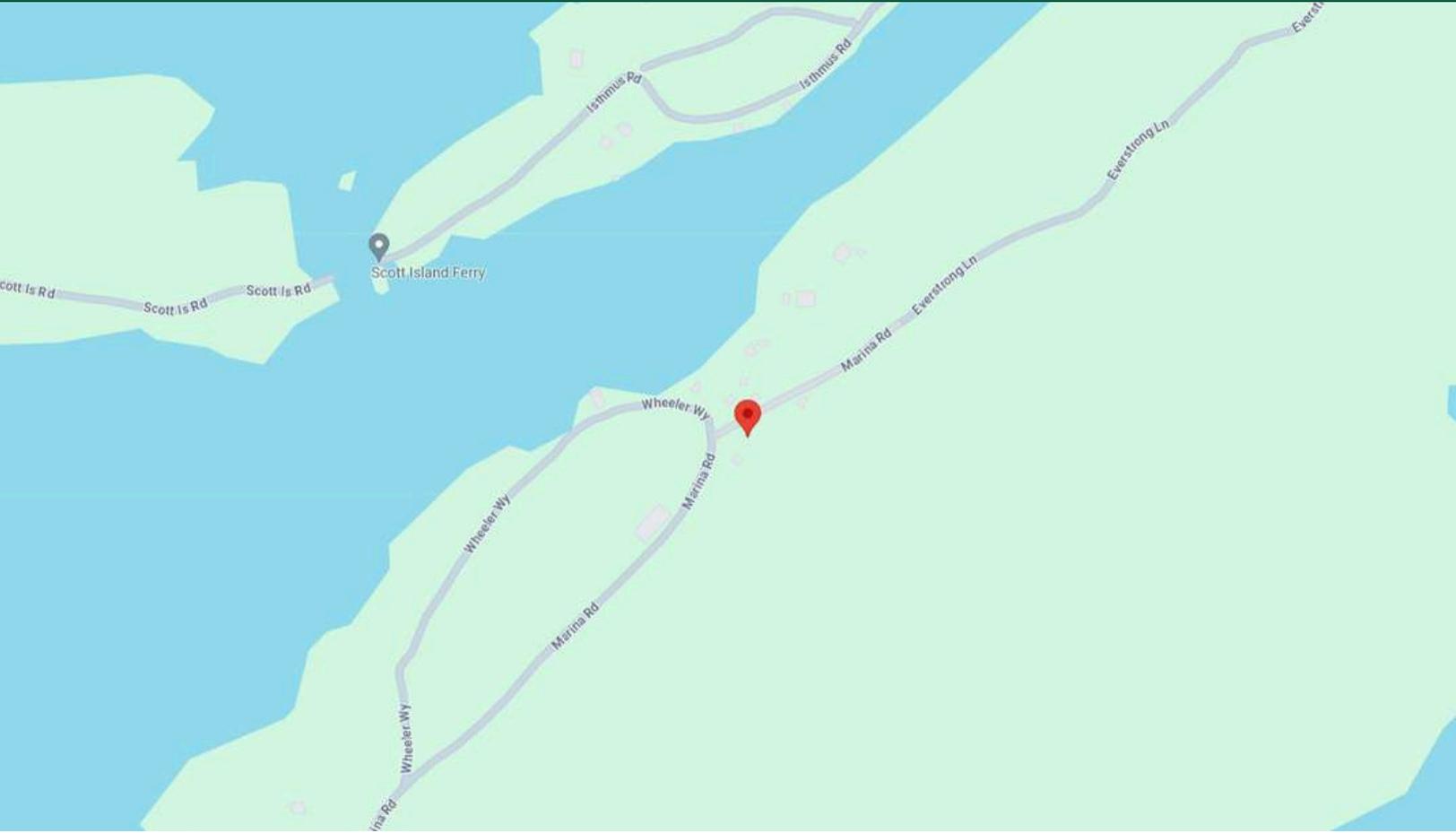
SOLD BY \_\_\_\_\_ RECEIVED BY \_\_\_\_\_

42922

THANK YOU

Product 609

# MAP



# INTERACTIVE LINKS

## Virtual Tour



Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=jKhjTP3AuVv>

## Video Tour



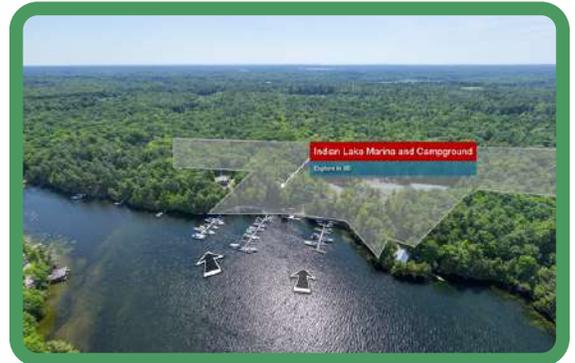
Scan the QR Code or Visit:  
<https://youtu.be/gF8M1PavLwc>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/JSTcNnoic5ymx3iK9>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/IndianLakeMarina2/>

# MLS LISTING



**292 Marina Rd** **List: \$2,290,000 For Sale**  
**Rideau Lakes Ontario K0G 1E0**  
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville  
**SPIS:** N **For:** Sale  
**Taxes:** \$7,660.71/2025/Annual **Last Status:** NEW  
**DOM:** 0

Investment **Freestanding:** Y **Lse Term Months:/**  
 Retail **SPIS:** N  
**Franchise:**  
**Directions:** Chaffeys Lock Road to Marina Road. Follow to #292. **Comm Condo Fee:** 0  
**Possession Remarks:** TBD

**MLS#:** X12908132 **PIN#:** 442860217  
**Legal:** PART LOT 19 CONCESSION 7 SOUTH CROSBY, PARTS 1, 2, 3, 4, 5, 6, 7 & 8 PLAN 28R15025; T/W AS IN LR156762 SUBJECT TO AN EASEMENT OVER PART 5 PLAN 28R15025 AS IN LR156762 SUBJECT TO AN EASEMENT OVER PART 5 PLAN 28R15025 AS IN LR374944 SUBJECT TO AN EASEMENT OVER PART 3 PLAN 28R15025 AS IN LR238975 SUBJECT TO AN EASEMENT OVER PART 5 28R15025 IN FAVOUR OF PART LOT 19 CONCESSION 7 SOUTH CROSBY PART 1 28R7652 AS IN LE114926 TOWNSHIP OF RIDEAU LAKES

**Total Area:** 6336 Sq Ft  
**Ofc/Apt Area:** 6000 Sq Ft  
**Indust Area:** 336 Sq Ft  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** CT  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** None  
**Phys Hdp-Eqp:**

**Survey:**  
**Lot/Bldg/Unit/Dim:** 555.31 x 638 Feet Lot  
**Lot Irreg:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:** 0  
**Water:** Well  
**Water Supply Type:** Drilled Well  
**Sewers:** Septic  
**A/C:** N A  
**Utilities:** Covered  
**Garage Type:**  
**Park Spaces:** #Trl Spc:

**Prop Feat:**  
**Security Feat:** No  
**Soil Test:**  
**Out Storage:**  
**Rail:**  
**Crane:**  
**Basement:** N  
**Elevator:** None  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**  
**Area Infl:**

**Bus/Bldg Name:** **For Year:** **Financial Stmt:** Y  
**Actual/Estimated:**  
**Taxes:** **Gross Inc/Sales:**  
**Insur:** **-Vacancy Allow:** **EstValueInv At Cost:**  
**Mgmt:** **-Operating Exp:** **Com Area Upcharge:**  
**Maint:** **=NetIncB4Debt:** **% Rent:**

**Client Remks:**  
 Investment opportunity on the Heritage Rideau Canal System! Welcome to the Indian Lake Marina and Campground. This well-established business has 550' of deep, clean shoreline and is nestled in the trees with 26 acres of prime commercially zoned waterfront land. This gorgeous property not only has a full marina but also offers a perfect getaway for the outdoorsy camper, fisherman and boater. There are three large dock sections with 73 slips available to rent. The main dock framework is constructed of steel and the decking is pressure treated lumber. These docks have been updated recently and are in great shape with mainly seasonal boat slips rented. Down at the lakeside there is a convenience store with an LCBO location where boaters can find ice, water, clothing, camping/boating supplies as well as very popular scooped ice cream. There is a modern fuel system and a galvanized trailer septic pump out system attracting many Cruisers traveling the Rideau System. This location is a favourite stopover for 2 popular boating routes: 'The Great Loop' and the 'Montreal to Ottawa Loop'. Servicing and winter boat storage can be accomplished within the 6000 sqft building or outside with a capacity of 100+ spots. There are 18 RV/trailer sites on the property with electricity and water with room for expansion. There are also 2 tent sites in a remote setting. Included are 3 RV/trailers available for use or rentals. There are updated showers, park-wide WiFi and video security. This could be your next great investment and chance to operate your own business on a beautiful lake in the heart of the Rideau Canal System or a completely new endeavor!

**Inclusions:** See attached document.  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

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