



292 Marina Rd **List: \$2,490,000 For Sale**
Rideau Lakes Ontario K0G 1E0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: N **For:** Sale
Taxes: \$7,173.10/2024/Annual **Last Status:** NEW
Legal: **DOM:** 0
 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

Investment **Freestanding:** Y **Lse Term Months:** /
 Retail **SPIS:** N
Franchise:

Comm Condo Fee: 0 **Possession Remarks:** TBD

MLS#: X12012552 **PIN#:** 442860217

Total Area: 6336 Sq Ft
Ofc/Apt Area:
Indust Area: 6000 Sq Ft
Retail Area: 336 Sq Ft
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: Drilled Well
Sewers: Septic
A/C: N
Utilities: A
Garage Type: Covered
Park Spaces: **#Trl Spc:**

Prop Feat:
Soil Test:
Out Storage:
Rail:
Crane:
Basement: N
Elevator: None
UFFI:
Assessment:
Chattels:
LLBO:
Days Open:
Hours Open:
Employees:
Seats:

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% 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 waterfront land. This gorgeous property not only has a full marina but offers a perfect getaway for the outdoorsy camper, fisherman and boater. There are three large dock sections with 80 slips available to rent. The main dock framework is constructed out 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 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 sq.ft 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 endeavour!

Extras:
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE613-273-9595