

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

**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

<b>Total Area:</b> 6336 Sq Ft <b>Ofc/Apt Area:</b> <b>Indust Area:</b> 6000 Sq Ft <b>Retail Area:</b> 336 Sq Ft <b>Apx Age:</b> <b>Volts:</b> <b>Amps:</b> <b>Zoning:</b> CT <b>Truck Level:</b> <b>Grade Level:</b> <b>Drive-In:</b> <b>Double Man:</b> <b>Clear Height:</b> <b>Sprinklers:</b> N <b>Heat:</b> None <b>Phys Hdp-Eqp:</b>	<b>Survey:</b> <b>Lot/Bldg/Unit/Dim:</b> 555.31 x 638 Feet Lot <b>Lot Irreg:</b> <b>Bay Size:</b> <b>%Bldg:</b> <b>Washrooms:</b> 0 <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewers:</b> Septic <b>A/C:</b> N <b>Utilities:</b> A <b>Garage Type:</b> Covered <b>Park Spaces:</b> #Trl Spc:	<b>Prop Feat:</b> <b>Security Feat:</b> No <b>Soil Test:</b> <b>Out Storage:</b> <b>Rail:</b> <b>Crane:</b> <b>Basement:</b> N <b>Elevator:</b> None <b>UFFI:</b> <b>Assessment:</b> <b>Chattels:</b> <b>LLBO:</b> <b>Days Open:</b> <b>Hours Open:</b> <b>Employees:</b> <b>Seats:</b> <b>Area Infl:</b>
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<b>Bus/Bldg Name:</b> <b>Actual/Estimated:</b>	<b>For Year:</b>	<b>Financial Stmt:</b> Y
<b>Taxes:</b> <b>Insur:</b> <b>Mgmt:</b> <b>Maint:</b>	<b>Heat:</b> <b>Hydro:</b> <b>Water:</b> <b>Other:</b>	<b>Gross Inc/Sales:</b> <b>-Vacancy Allow:</b> <b>-Operating Exp:</b> <b>=NetIncB4Debt:</b>
		<b>EstValueInv At Cost:</b> <b>Com Area Upcharge:</b> <b>% Rent:</b>

**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