

292 MARINA Road, Elgin, Ontario K0G 1E0

Listing

Client Full
Active / Commercial Sale

[292 MARINA Rd Elgin](#)

Listing ID: 40603475
Price: **\$2,750,000.00/For Sale**



Leeds and Grenville/Rideau Lakes/Rideau Lakes Building and Land

Water Body: **Indian Lake**
Type of Water: **Lake**
Industrial Units/SF: **/6,000** Common Interest: **Freehold/None**
Retail Units/SF: **/336** Common Elements: **No**
Other Units # Of: **0** Free Standing Y/N:
Bld Area Total: **6,336**
DOM: **67**
Lot Size: **26.300**
Tax Amt/Yr: **\$7,173.10/**

Remarks/Directions

Public Rmks: **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!**

Directions: **Chaffeys Lock Road to Marina Lane follow to #292.**

Waterfront

Waterfront Type:
Waterfront Features: **Water Access** Water View:
Dock Type: **Private Docking**
Shoreline:
Shore Rd Allow: **None** Frontage: **555.31**
Exposure: **North, West**

Exterior

Exterior Feat: **Gas Pumps, Waterfront Loading** Clearance Height:
Construct. Material: **Wood**
Property Access: **Private Road** Rd Acc Fee:
Pool Features: Outdoor Storage: **Yes** Electrical:
Garage and Parking: **Detached Garage, , Gravel Driveway** Site Plan Apprvl:
Environment Phase: **Phase 1**
Services: **Electricity, High Speed Internet, Telephone**
Lot Shape: **Irregular** Sewer: **Septic**
Lot Front (Ft): **555.31** Lot Depth (Ft): **638.00** Water Source: **Lake/River, Well**
Area Influences: **Marina**
View: Fronting: **North**
Restrictions: **Easement, Right-of-Way**
Topography:
Local Impvmt:
#Ind/Area/Unit: **/6,000/** #Ret/Area/Unit: **/336/** #Off/Area/Unit: **//**
#Res Units: #Wrhse Units: #Other Units: **0**

Interior

Basement: **None, ,** Seating Capacity: # Hnd Wshrms:
HVAC: **None**
Inclusions: **Other**
Add Inclusions: **See attached document**

Commercial/Financial

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **See attached document for legal description**
Zoning: **CT** Survey: **Available/ 2019**
Assess Val/Year: **\$350,000/2016** Hold Over Days:
PIN: **442860217** Occupant Type: **Owner**
ROLL: **083183605110500**
Possession/Date: **Flexible/** Deposit: **50,000**

Brokerage Information

List Date: **06/10/2024**
List Brokerage: **Royal LePage ProAlliance Realty, Brokerage**

Source Board: Kingston and Area Real Estate Association
Prepared By: Tammy Gurr, Broker
Date Prepared: 08/16/2024

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