

PRICE
REDUCED



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

292 Marina Road, Elgin, ON

X12908132

\$ \$2,190,000

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 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 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



GURR
REAL ESTATE GROUP
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(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 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.
- **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 WiFi 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!

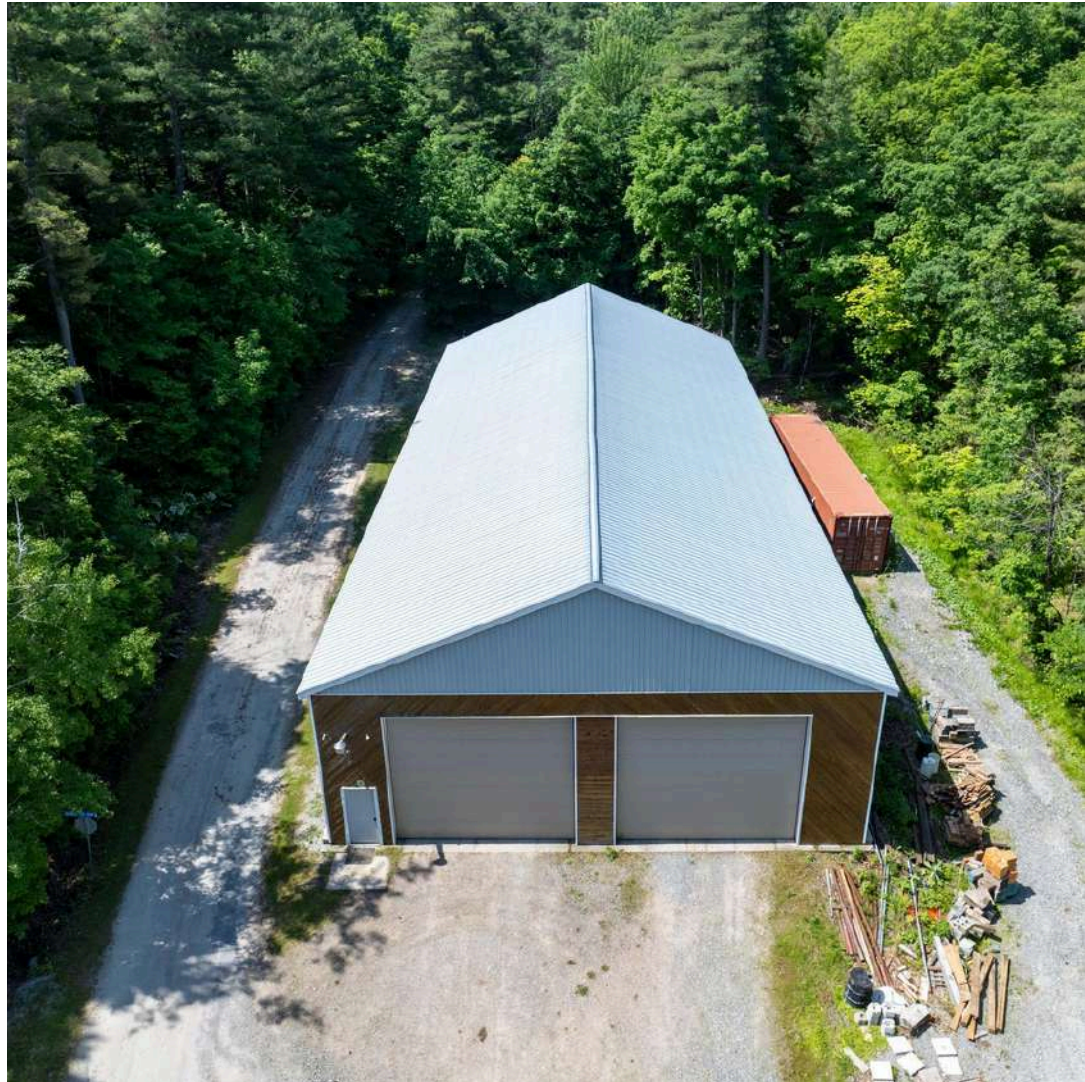
Directions

- 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:

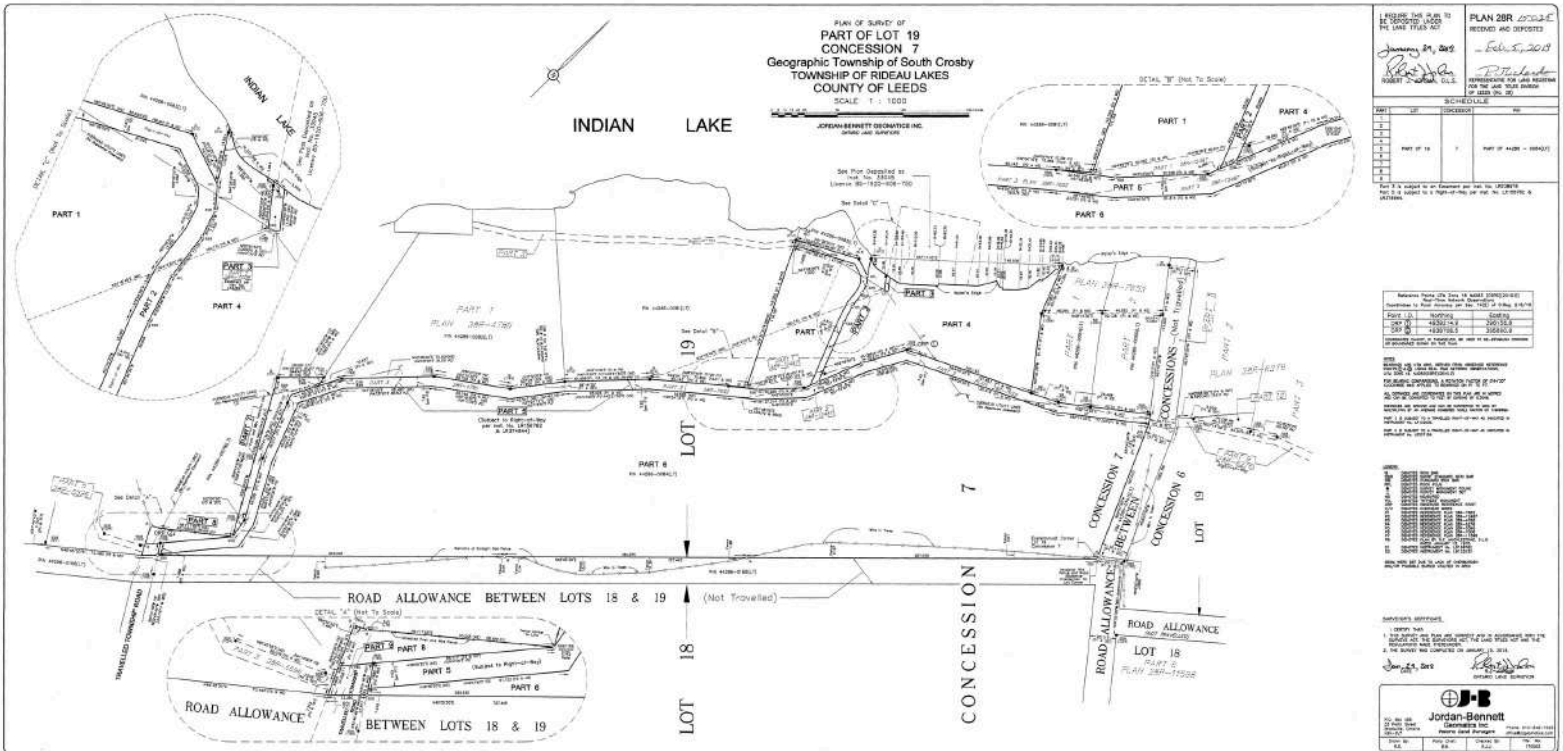
- Stands
- Wood & Concrete Blocking
- Steel Piping
- Welder Electric
- Compressor
- Jacks
- Pressure Washer x1
- Battery Chargers
- Ubiquiti Security Cameras System
- Ubiquiti WiFi [& 6 Bell DSL Internet]
- New Signs
- Website, Facebook, Instagram, Square

Store

- Freezer & Fridges
- Inventory
- Signs
- Square System



SURVEY



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

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

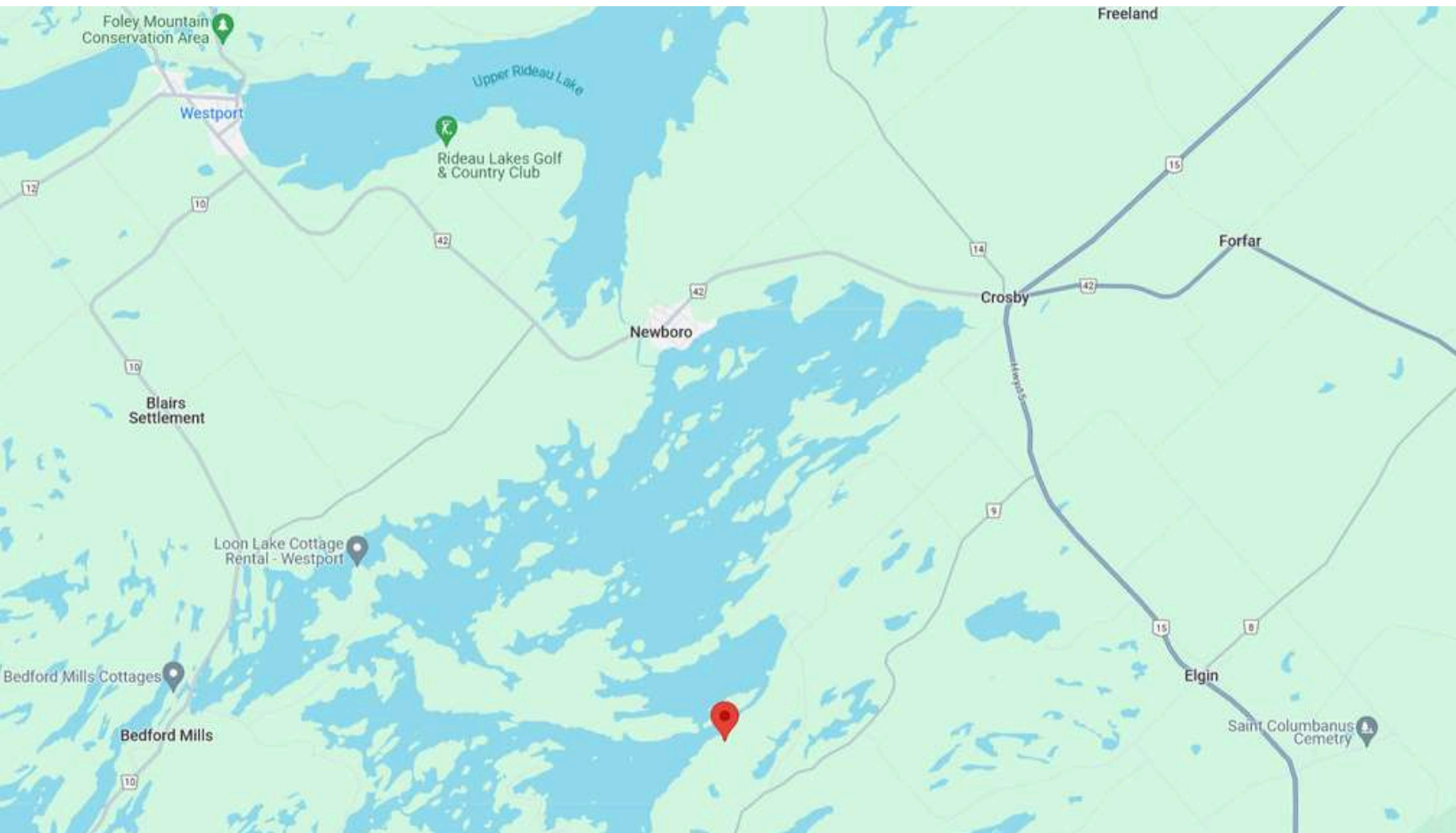
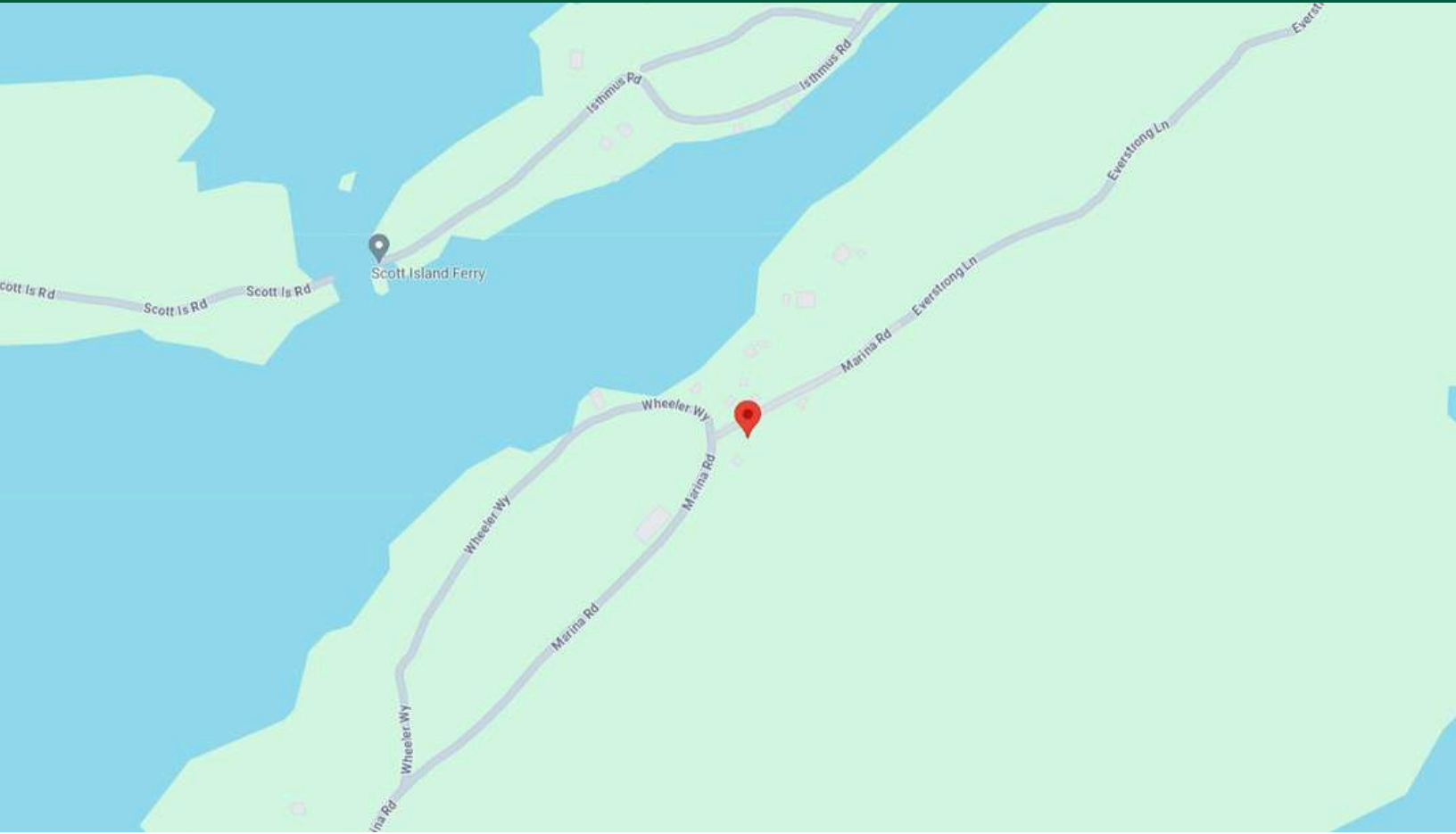
Inspect all mechanical equipment (i.e. pumps, aerators, alarms)

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

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: \$2,190,000 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: **Heat:** **Gross Inc/Sales:** **EstValueInv At Cost:**
Insur: **Hydro:** **-Vacancy Allow:** **Com Area Upcharge:**
Mgmt: **Water:** **-Operating Exp:** **% Rent:**
Maint: **Other:** **=NetIncB4Debt:**

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 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 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 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 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



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7 Spring Street, P.O. Box 148,
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