

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



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

[info@gurreathomes.com](mailto: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 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!

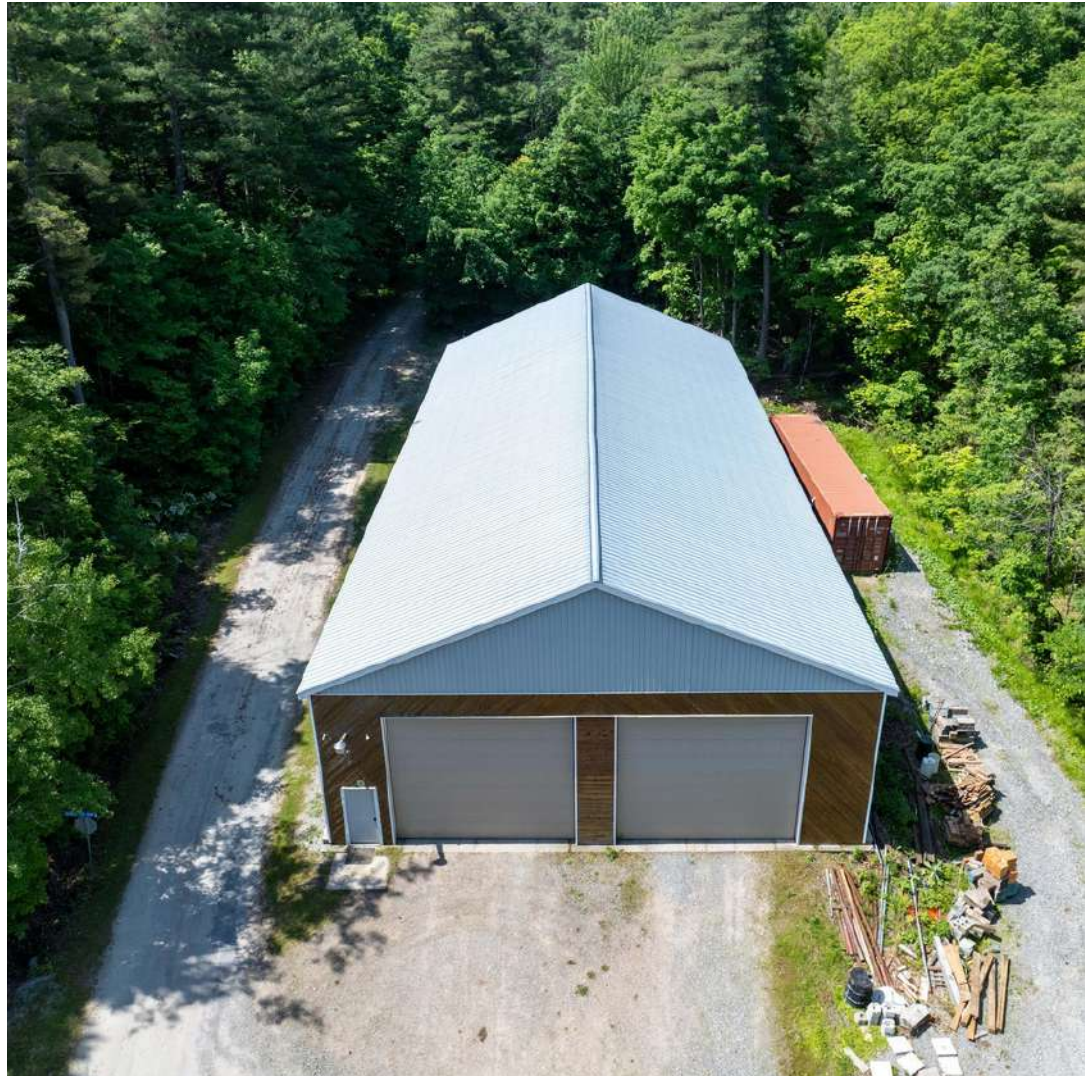
## Directions

- Chaffey's 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
- 80 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
- 100 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 ranging from \$3850 to \$4600
- 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:**

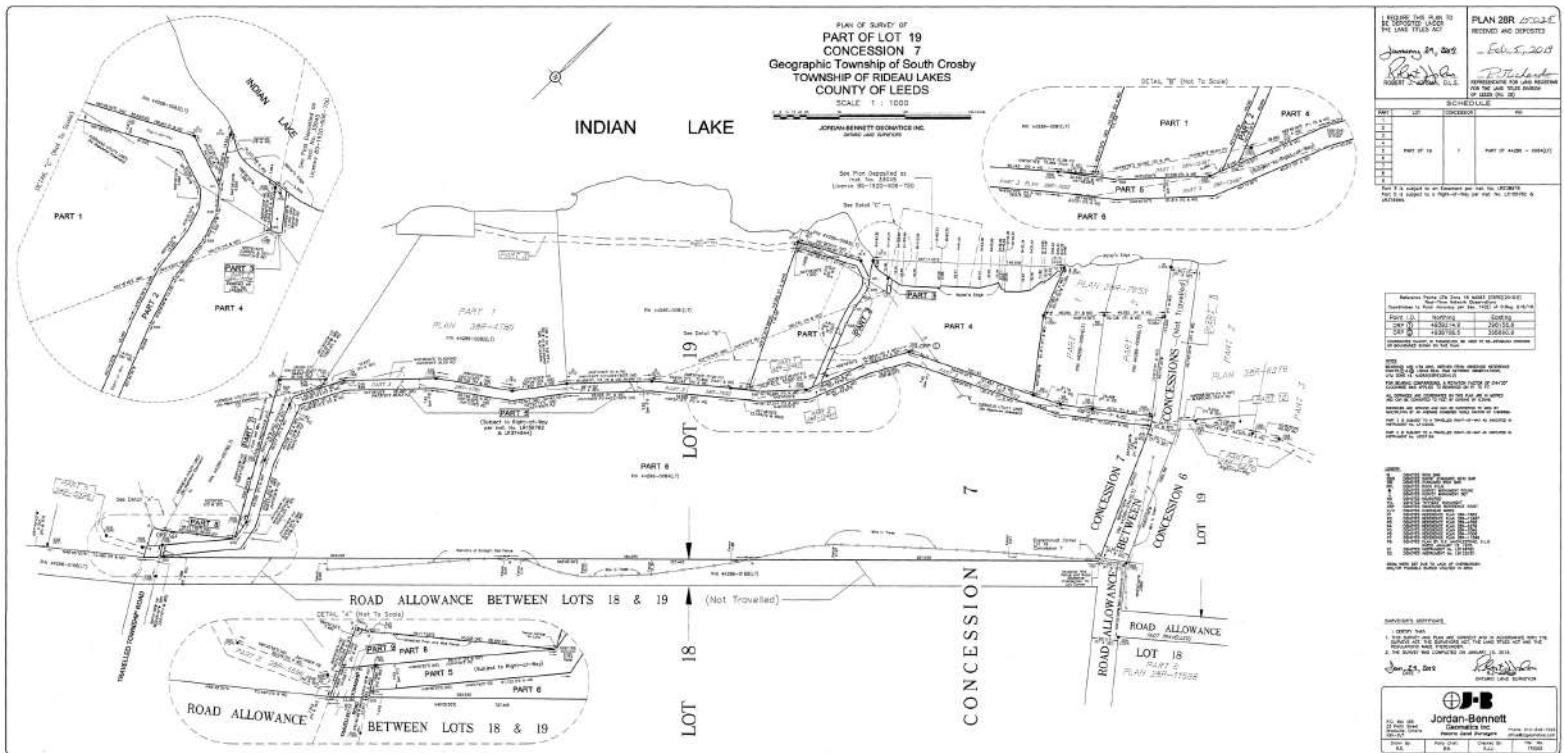
- Stands
- Wood & Concrete Blocking
- Steel Piping
- Welder Electric
- Compressor
- Jacks
- Battery Chargers
- Ubiquiti Security Cameras System
- Bell Mobility and Starlink
- New Signs
- Website, Facebook, Instagram, Square

## **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.

|                            |           |       | Client I.D.      | Well 1             | Well 2      |         |  |
|----------------------------|-----------|-------|------------------|--------------------|-------------|---------|--|
|                            |           |       | Sample I.D.      | B18-37977-1        | B18-37977-2 |         |  |
|                            |           |       | Date Collected   | 12-Dec-18          | 12-Dec-18   |         |  |
| Parameter                  | Units     | R.L.  | Reference Method | Date/Site Analyzed |             |         |  |
| 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 1/3



36 Hwy 511 Perth, ON K7H 3C9

info@arnottbros.com

Septic Systems Installation,

Repairs & Inspections

Date: May 12, 2022

Name: Hydro One Phone: 613-812-4027

Address: e-mail: liam.ryan@hydroone.com

Location: Indian Lake Campground

Type Of Tank ☐ One Compartment ☒ Two Compartment

Type Of Tank ☒ Septic Tank ☐ Greywater ☐ Aerobic ☐ Other \_\_\_\_\_

Approximate Capacity —

Construction Materials ☒ Concrete ☐ Steel ☐ Block ☐ Fiberglass ☐ Plastic ☐  
Other \_\_\_\_\_

## INITIAL INSPECTION

Any part of the septic tank under a deck, driveway, etc.? YES ☒ NO

Any evidence of sewage seeping from the tank or lid? YES ☒ NO

## BEFORE PUMPING THE TANK

Condition Of Sewage In Tank ☒

Liquid Level At The Outlet Invert ☒

## SEPTIC INSPECTION 2/3

### AFTER PUMPING THE TANK

|                                      |          |                                      |          |     |
|--------------------------------------|----------|--------------------------------------|----------|-----|
| Condition Of Inlet Baffle            | Good     | Needs Repair                         | Missing  | N/A |
| Condition Of Outlet Baffle           | Good     | Needs Repair                         | Missing  |     |
| Evidence Of Water Leakage Into Tank: | <u>✓</u> | Evidence Of Water Leakage From Tank: | <u>✓</u> |     |

### ABSORPTION SYSTEM

Type Of Absorption System ☒ Conventional ☐ Filter Bed ☐ Ecoflo  
☐ Waterloo ☐ Puraflo  
Other: \_\_\_\_\_

## QUESTIONS

Is there a copy of the Septic System Permit? YES ☒ NO Permit #: \_\_\_\_\_

When was the tank pumped out last? Unknown

## INDOOR INSPECTION

Check for leaking faucets, and running toilets, which can flood a septic system. N/A

Is there a sump pump present? YES NO Confirm it is not connected to the septic system. *yes*

**Is there a water softener present?**      **YES**      **NO**      **Confirm it is not connected to the septic system.**

## CLEARANCE DISTANCE CHECKLIST

1. The septic system should be no closer than 3m to the property line. ✓
2. It must be at least 15m from the nearest drilled well. ✓
3. It must be at least 30m from the nearest dug well. ✓
4. The septic tank should be at least 1.5m from house. ✓
5. The septic system must be at least 5m from a swimming pool. ✓
6. The septic tank should not be under a deck or part of the house. ✓

# 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

**2730258 ONTARIO LTD.**  
**Operating As BRYAN'S SEPTIC SERVICE**  
GST #R12307300

**Bryan Colford**

P.O. Box 37, Westport, Ontario K0G 1X0

**(613) 273-3078      Mobile (613) 264-3356**

e-Transfer payment with invoice # to:

btcolford@hotmail.com

DATE 7/11/11

ADDRESS

PAID OUT

Pumped 2200  
gallon septic  
tank

SP 3:20

283.

Brooke

**SPECIAL INSTRUCTIONS**

SUBTOTAL

HST / GST

37.00

☐ e-Transfer

☐ 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

PST

TOTAL

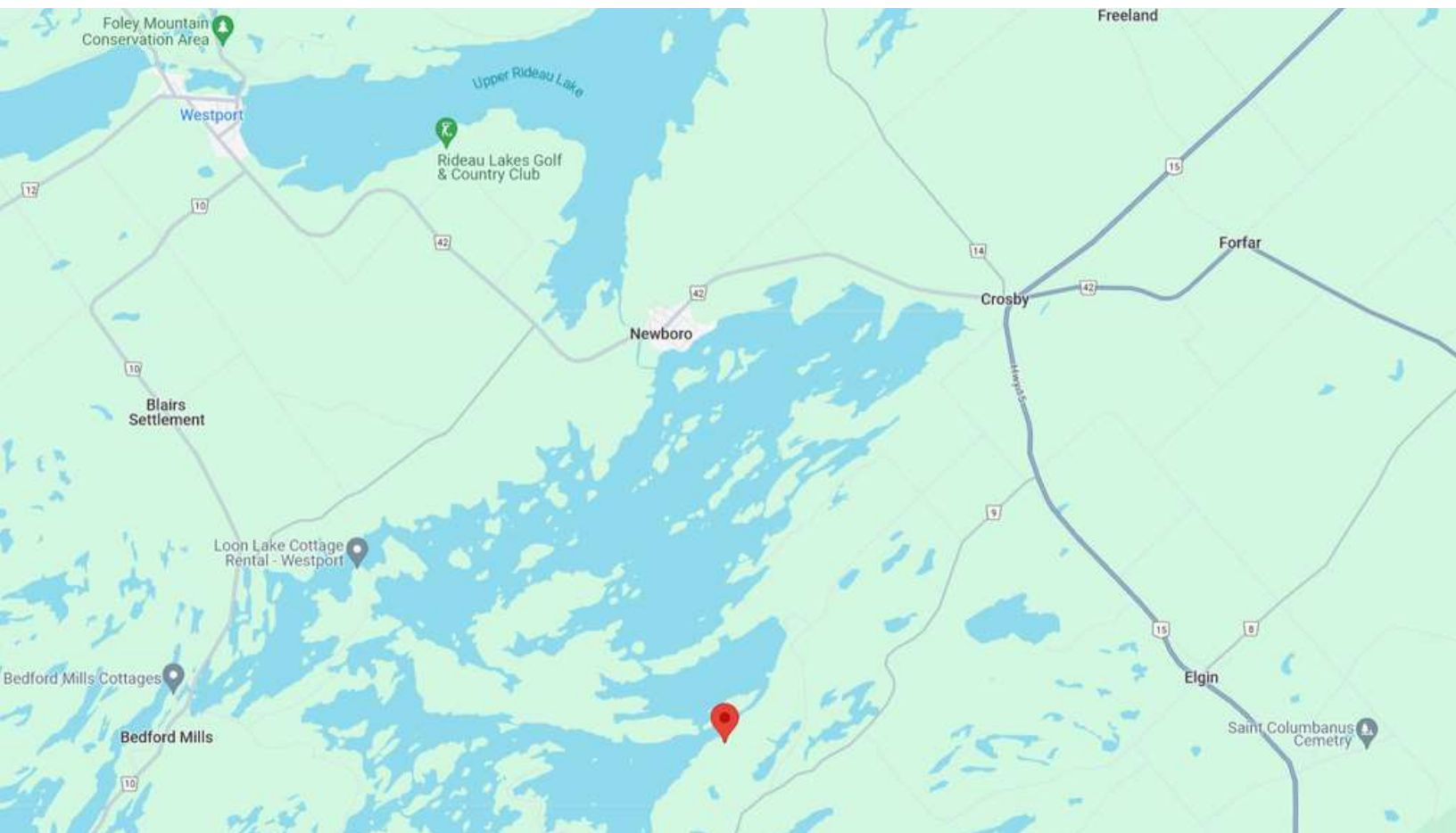
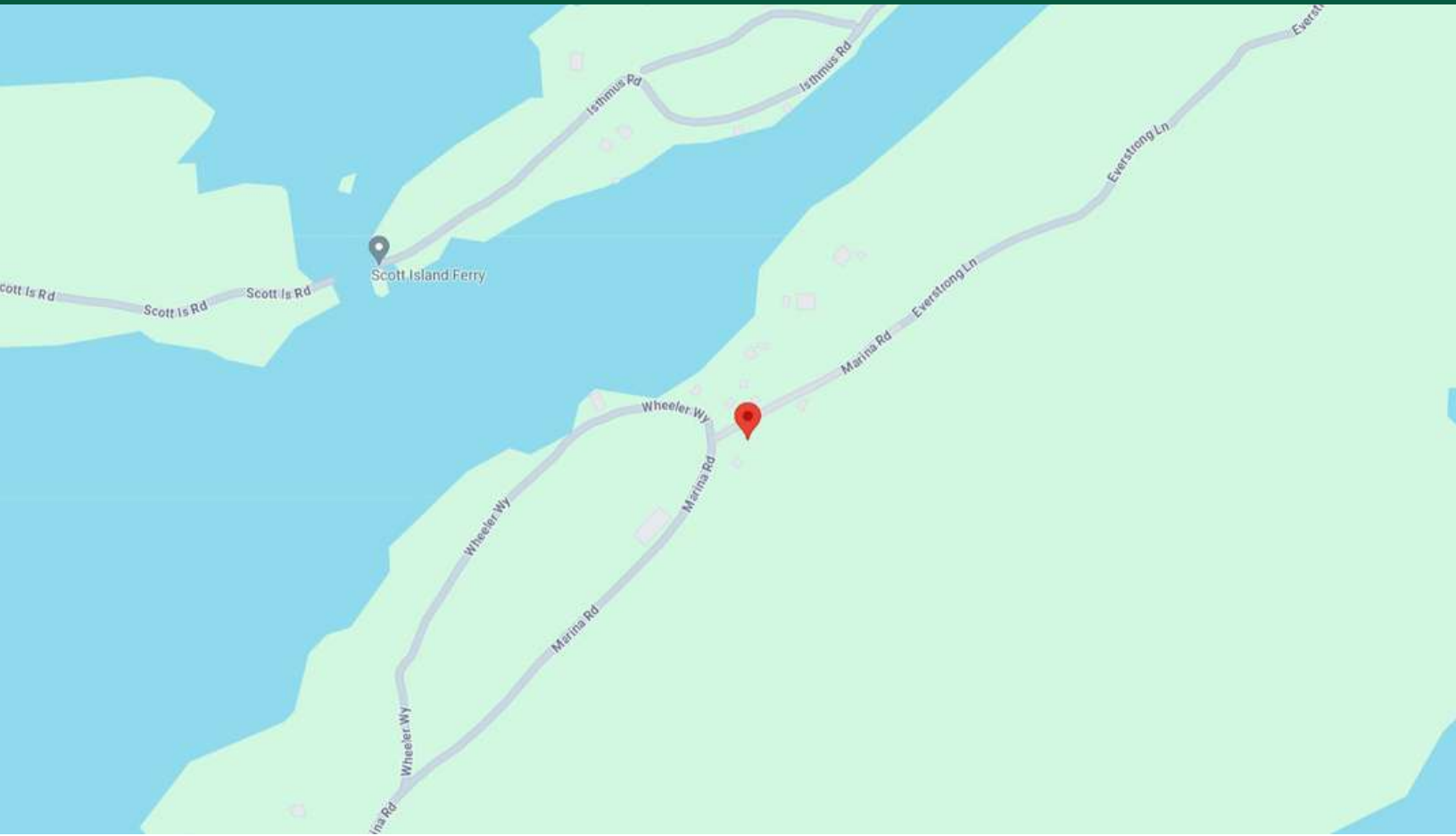
320. <sup>ce</sup>

42922

Product 609

THANK YOU

# 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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>292 Marina Rd</b><br><b>Rideau Lakes Ontario K0G 1E0</b><br>Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville<br><b>SPIS:</b> N<br><b>Taxes:</b> \$7,660.71/2025/Annual<br><b>DOM:</b> 0                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                           | <b>List: \$2,190,000 For Sale</b><br><br><b>For:</b> Sale<br><b>Last Status:</b> NEW                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Investment<br>Retail                                                                                                                                                                                                                                                                                                                              | <b>Freestanding:</b> Y                                                                                                                                                                                                                                                                                                                                    | <b>Lse Term Months: /</b><br><b>SPIS:</b> N<br><b>Franchise:</b><br><br><b>Directions:</b> Chaffeys Lock Road to Marina Road. Follow to #292. <b>Comm Condo Fee:</b> 0<br><b>Possession Remarks:</b> TBD |
| <b>MLS#: X12908132</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                   | <b>PIN#: 442860217</b>                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                          |
| <b>Legal:</b> 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<br><b>Ofc/Apt Area:</b> 6000 Sq Ft<br><b>Indust Area:</b> 336 Sq Ft<br><b>Retail Area:</b><br><b>Apx Age:</b><br><b>Volts:</b><br><b>Amps:</b><br><b>Zoning:</b> CT<br><b>Truck Level:</b><br><b>Grade Level:</b><br><b>Drive-In:</b><br><b>Double Man:</b><br><b>Clear Height:</b><br><b>Sprinklers:</b> N<br><b>Heat:</b> None<br><b>Phys Hdp-Eqp:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Survey:</b><br><b>Lot/Bldg/Unit/Dim:</b> 555.31 x 638 Feet Lot<br><b>Lot Irreg:</b><br><b>Bay Size:</b><br><b>%Bldg:</b><br><b>Washrooms:</b> 0<br><b>Water:</b> Well<br><b>Water Supply Type:</b> Drilled Well<br><b>Sewers:</b> Septic<br><b>A/C:</b> N<br><b>Utilities:</b> Covered<br><b>Garage Type:</b><br><b>Park Spaces:</b> #Trl Spc: | <b>Prop Feat:</b><br><b>Security Feat:</b> No<br><b>Soil Test:</b><br><b>Out Storage:</b><br><b>Rail:</b><br><b>Crane:</b><br><b>Basement:</b> N<br><b>Elevator:</b> None<br><b>UFFI:</b><br><b>Assessment:</b><br><b>Chattels:</b><br><b>LLBO:</b><br><b>Days Open:</b><br><b>Hours Open:</b><br><b>Employees:</b><br><b>Seats:</b><br><b>Area Infl:</b> |                                                                                                                                                                                                          |
| <b>Bus/Bldg Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                   | <b>For Year:</b>                                                                                                                                                                                                                                                                                                                                          | <b>Financial Stmt:</b> Y                                                                                                                                                                                 |
| <b>Actual/Estimated:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                   | <b>Taxes:</b><br><b>Insur:</b><br><b>Mgmt:</b><br><b>Maint:</b>                                                                                                                                                                                                                                                                                           | <b>Heat:</b><br><b>Hydro:</b><br><b>Water:</b><br><b>Other:</b>                                                                                                                                          |
| <b>Gross Inc/Sales:</b><br><b>-Vacancy Allow:</b><br><b>-Operating Exp:</b><br><b>=NetIncB4Debt:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                   | <b>EstValueInv At Cost:</b><br><b>Com Area Upcharge:</b><br><b>% Rent:</b>                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                          |
| <b>Client Remks:</b><br>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!<br><b>Inclusions:</b> See attached document. |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                          |
| <b>Listing Contracted With:</b> ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE <b>Ph:</b> 613-273-9595                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                          |



## Questions? Contact us:

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*Your Total Real Estate Package!*