

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

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!

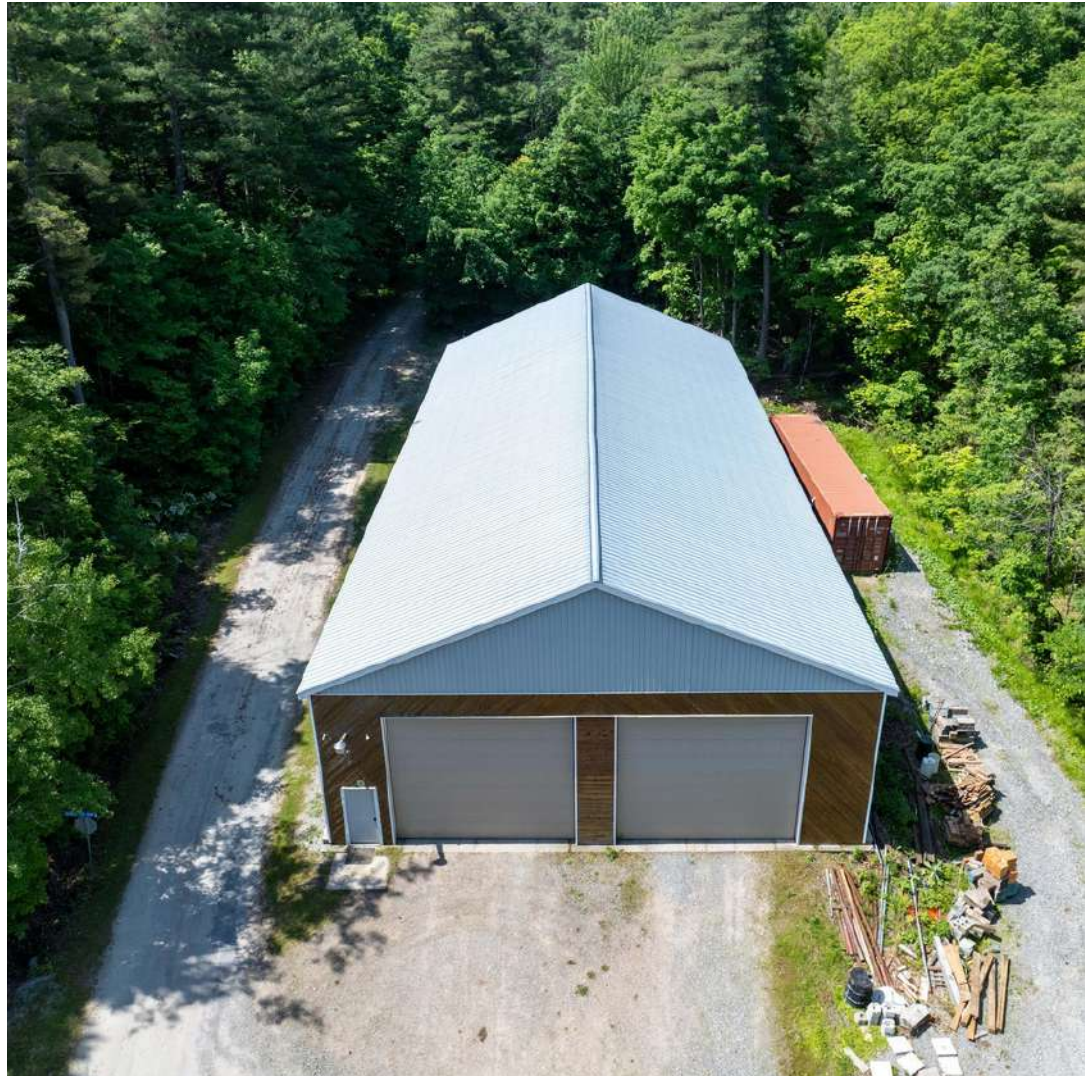
Directions

- 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:

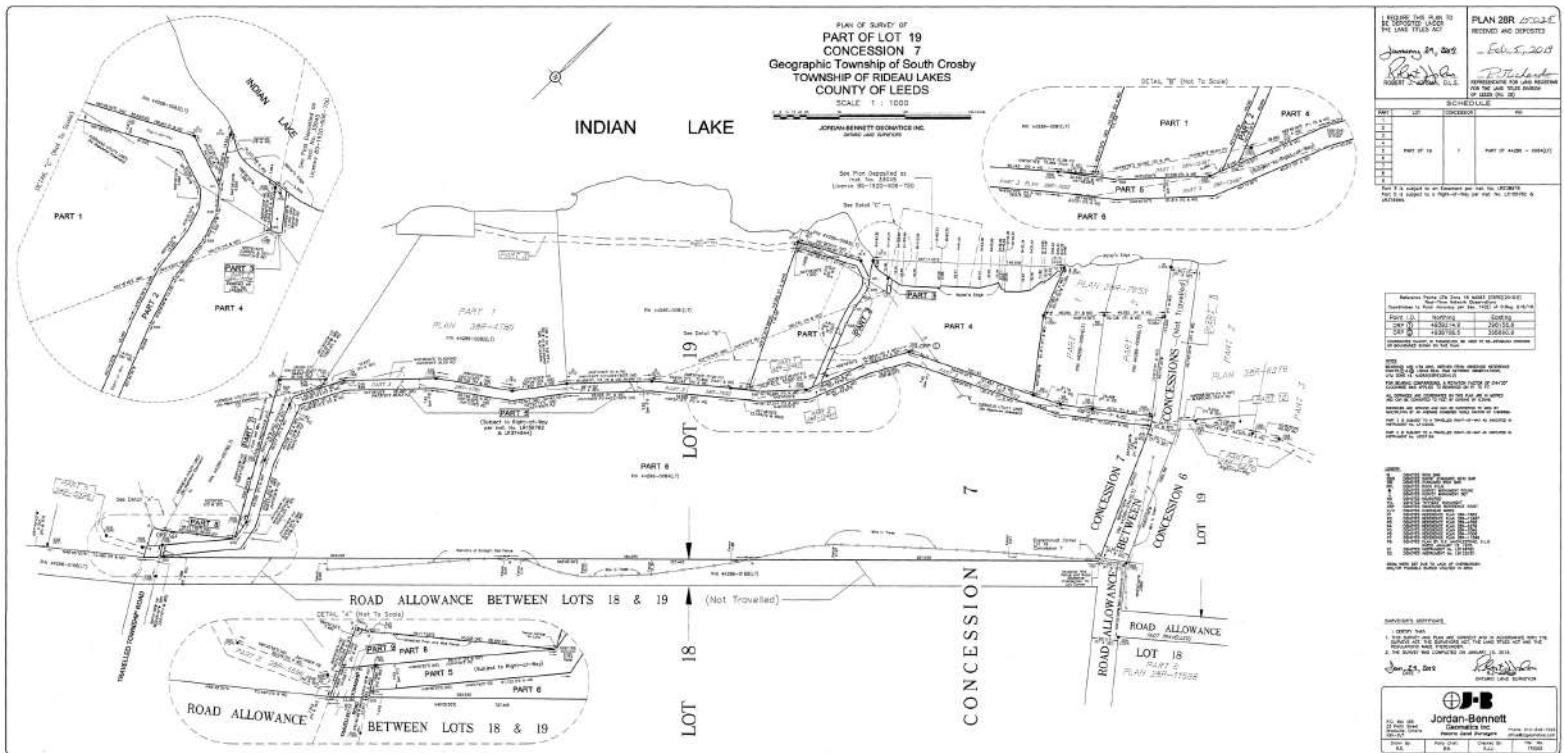
- Stands
- Wood & Concrete Blocking
- Steel Piping
- Welder Electric
- Compressor
- Jacks
- Battery Chargers
- Ubiquiti Security Cameras System
- Bell Mobility and Starlink
- New Signs
- Website, Facebook, Instagram, Square

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

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

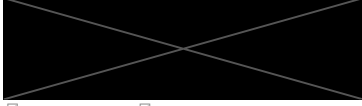
SEPTIC MAINTENANCE & PUMP-OUT



Sewage System Maintenance Inspection

Location: 292 MARINA RD
Assessment Roll #: 08318360511050000000
Property Type: Business Lake: Clear Lake
System ID:

Insp. #: 26RL1301
Permit #:
Date: 09/16/2026 Time: 1:55 PM
Age of System:



☒ Owner Present ☒ Questionnaire Returned

☒ GPS signal available during inspection

Estimated Design Flow: L/day (Floor Area: sq.ft | # of Bedrooms:)
Water Source(s): ☐ Dug Well ☒ Drilled Well ☐ Lake ☐ Imported ☐ Unknown
Pipe from Wastewater Source: No Concern
System Class(es) Onsite: ☐ Class 1 ☐ Class 2 ☐ Class 3 ☒ Class 4 ☐ Class 5

Approx. Well Location: 4,939,183 N, 396,151 E

Class 4 – Septic Tank (Type: Concrete)

Tank size (Length x Width x Depth):
2.7m x 1.6m x 1.2m = ~5.2m³ (5184L)

Pump Chamber: Yes
High Level Alarm: Recommended
Effluent Filter: Recommended
Inlet Tank Lid Opened: Yes
Inlet Baffle: Yes
Outlet Tank Lid Opened: Yes
Outlet Baffle: Unknown

Approximate UTM Location: 4,939,209 N, 396,176 E

Distance to (m):	Well: 30	Water: >30
	Line: >3	House: 5.3
Chamber	Scum (cm)	Sludge (cm)
Inlet	5	15
Outlet	0	0
Total Tank Depth: 120 cm		

Distribution System (Type: Filter Media)

Side slopes stable: Yes
Erosion concerns: No
Amount of cover (cm): 46
Soft spongy ground: No
Effluent at surface: No

Approximate UTM Location: 4,939,210 N, 396,177 E

Distance to (m):	Well: >30	Water: >30
	Line: >3	House: 14.3

System Status: NO CONCERN, please use the MRSSO contact below if you have any further questions regarding your wastewater system.

Additional Comments:

Contact: MRSSO, mrsso@mvc.on.ca, phone: 613-253-0006, fax: 613-253-0122 10970 Highway 7, Carleton Place, ON K7C 3P1

2730258 ONTARIO LTD.
Operating As BRYAN'S SEPTIC SERVICE
HST #75775070
Bryan Colford
Septic Tank Pumping & Liquid Waste Disposal
P.O. Box 37, Westport, Ontario K0G 1X0
(613) 273-3078 Mobile (613) 264-3356
e-Transfer payment with invoice # to:
btcolford@hotmail.com

CUSTOMER ORDER NO. TELEPHONE DATE Aug 4/23

NAME Indian Lake Marina

ADDRESS

CASH	CHARGE	CHEQUE	DEBIT CARD	C.O.D.	ON ACCT.	MBSE	PAID OUT
	☒						
	Pumped 2200 gallon septic tank						283.00
SPECIAL INSTRUCTIONS							SUBTOTAL
							HST / GST 37.00
							PST
							TOTAL 320.00

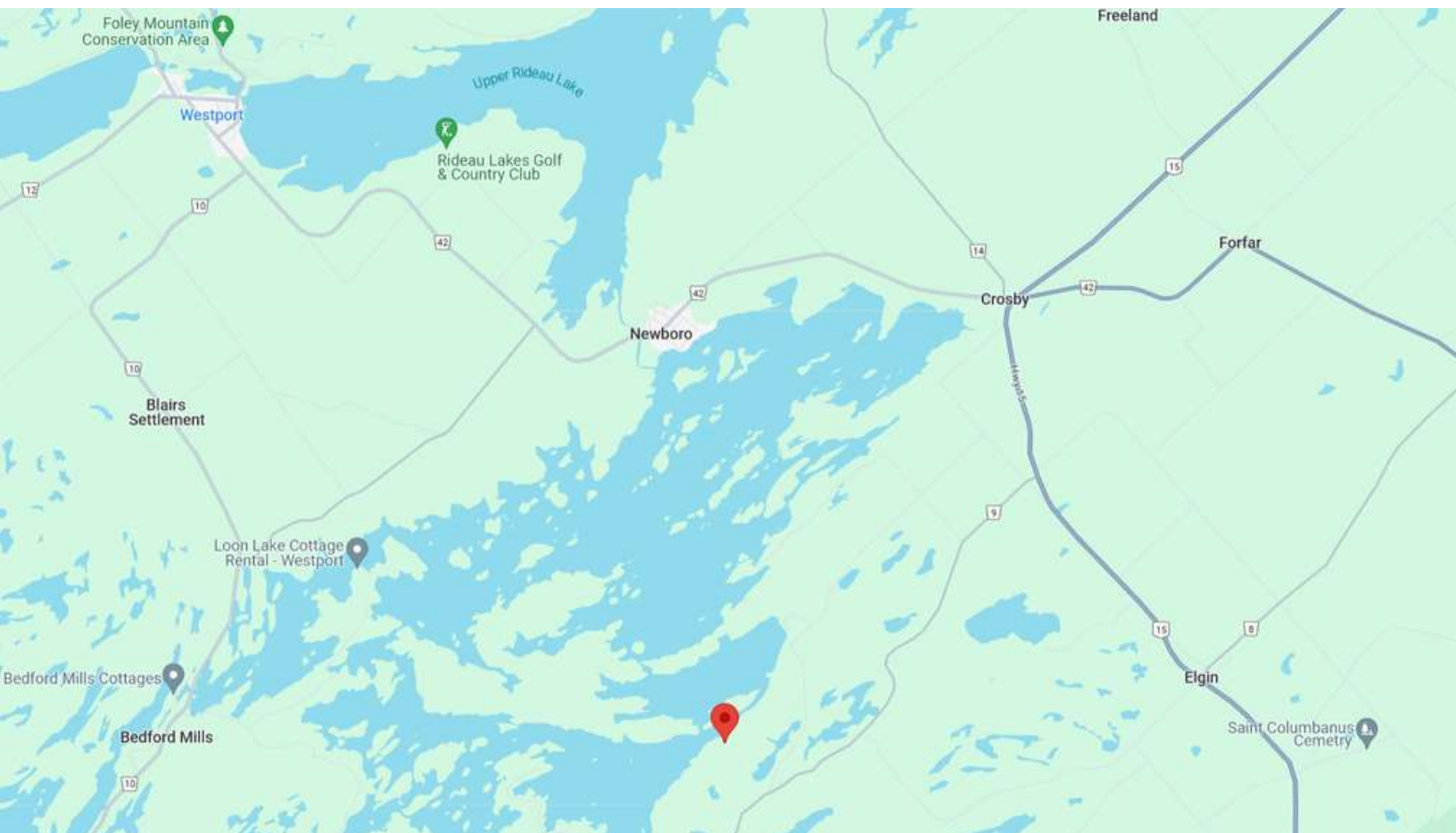
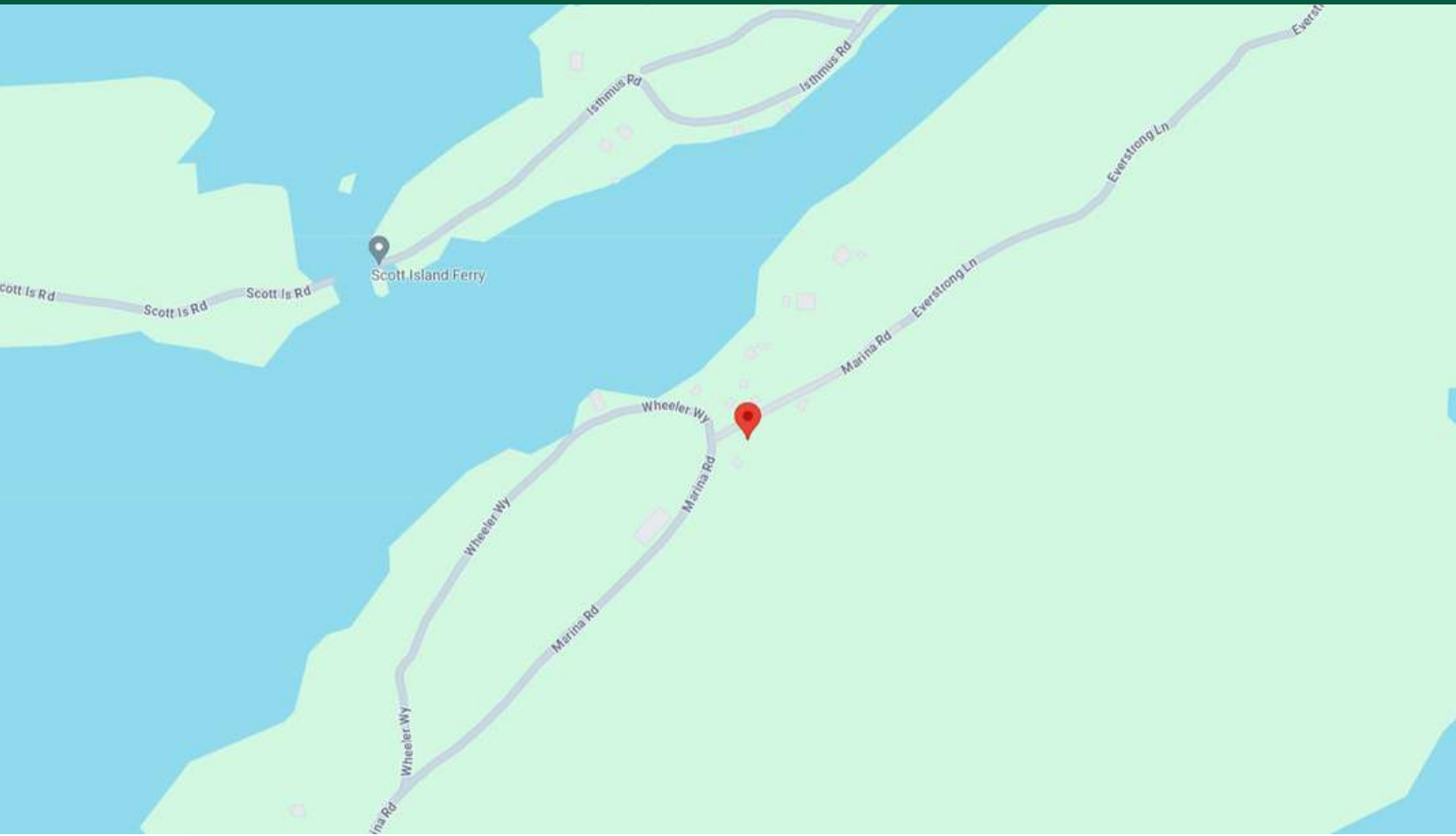
☐ e-Transfer
Net 30 days. 2% per month on overdue accounts.

All claims and returned goods MUST be accompanied by this bill.

SOLD BY RECEIVED BY

42922 **THANK YOU**
Product 609

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 Rideau Lakes Ontario K0G 1E0 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville SPIS: N Taxes: \$7,660.71/2025/Annual DOM: 0		List: \$2,190,000 For Sale For: Sale Last Status: NEW
	Investment Retail	Freestanding: Y	Lse Term Months: / 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 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: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:
Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =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 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



Westport Office:
7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

www.gurreathomes.com
info@gurreathomes.com
(613) 273-9595

Kingston Office:
640 Cataraqui Woods Drive
Kingston, ON K7P 2Y5

Your Total Real Estate Package!