

MULTI-INCOME STREAM WATERFRONT MARINA BUSINESS

A Fully Operational Waterfront Marina & Commercial Resort

Five Active Revenue Streams · 153 Ft of Waterfront · 6.28 Acres

\$2,950,000

Asking Price

6.28 Acres

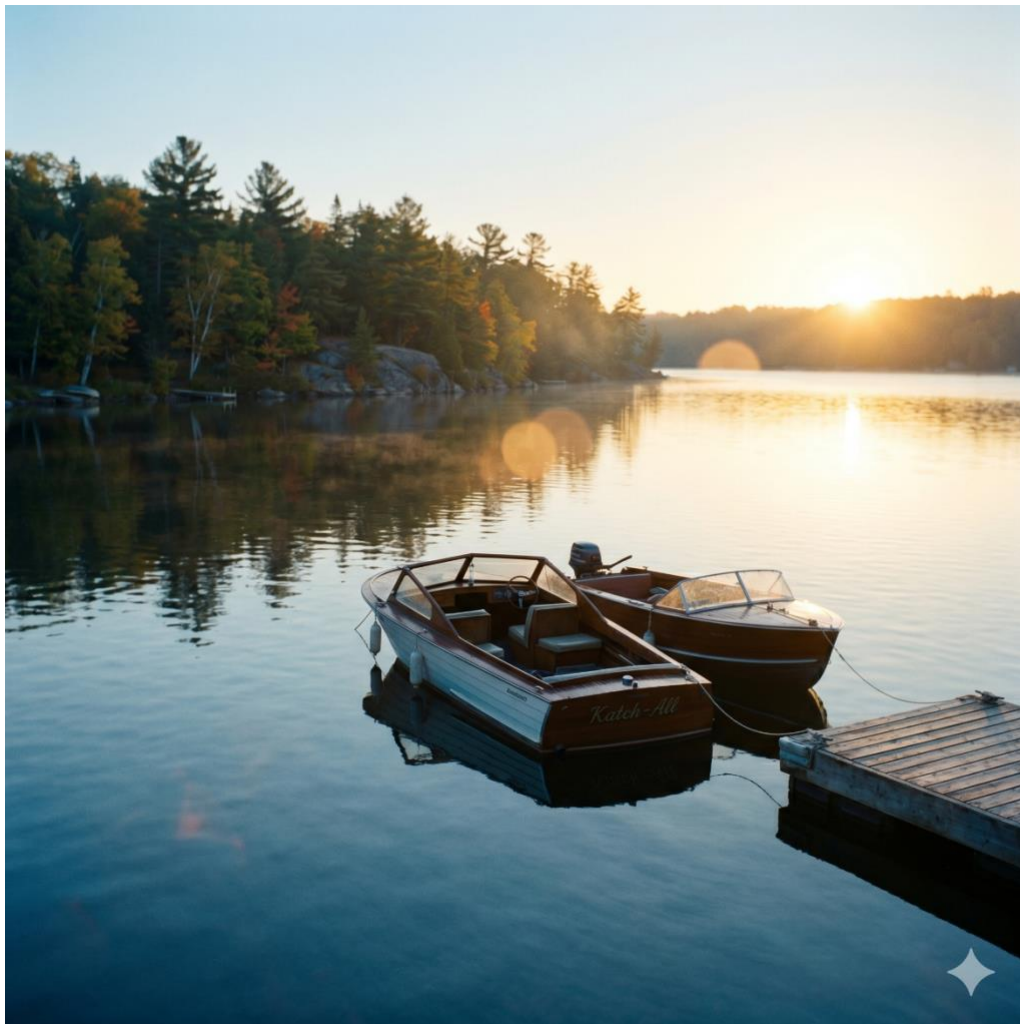
Total Land Area

153 Feet

Direct Waterfront

5

Active Revenue Streams



Live On-Site

4-bed log home above the pub

20 Boat Slips

Dock, mooring & waterfront fuel

Licensed Pub

waterfront patio

Boat Storage

~7,869 sq ft covered

This package contains general investment-grade information only. Property address, trading name, and detailed financials are disclosed upon execution of a Confidentiality & Non-Disclosure Agreement.

What the Market Rarely Offers — And Why That Matters Now

Fully operational waterfront marina businesses in Ontario's cottage country trade infrequently. When they do, qualified buyers move quickly. This is one of those transactions.

The subject property is an established, year-round Kawartha waterfront operation encompassing 6.28 acres and 153 feet of direct lake frontage — significantly renovated and redeveloped by the current owners, and operating across five distinct revenue streams serving the local cottager, boater, and tourist population.

For the right operator, this is not a lifestyle acquisition, it is a commercial platform with documented demand, defensible market position, and meaningful upside.

Waterfront commercial zoning is non-replicable.

Shoreline Commercial designations on existing Ontario marina properties are effectively irreplaceable — you are buying a licensed position on the water, not just buildings.

The current owners have completed the heavy lifting: significant capital invested in renovation and redevelopment. An incoming operator steps into a going concern with immediate cash flow across five channels.

At time of appraisal (March 2026), only ONE comparable waterfront marina listing existed in the broader Ontario market.



Five Active Revenue Streams

1 Marina & Fuel Sales

20 slips, transient mooring, waterfront fuel pump. Captive customer base — essential service for the lake community. Spring–Fall peak with year-round transient revenue.

2 Licensed Pub

Ground-floor pub (licensed) with waterfront patio. Bar, dining, walk-in refrigerator and commercial kitchen. Potential for year-round operation, with strong summer and long-weekend volume, and then opened for snowmobile season.

3 General Store & Retail

~1,725 sq ft fully renovated waterfront retail, vaulted ceiling, skylights, waterside deck. Steady repeat traffic from seasonal cottage residents.

4 Covered Boat Storage

~7,869 sq ft of covered storage. High-margin, low-overhead contracted revenue generating income through the off-season, independent of summer operations.

5 Residential Rental Income

On-site rental dwelling providing steady year-round income, independent of the seasonal commercial operations.

MARKET CONTEXT

The Kawartha Lakes region is identified as Ontario's most balanced recreational real estate market — with growing GTA-proximate demand, improving year-round accessibility, and a demographic shift toward longer-season cottage use.

Marina supply on Ontario lakes has been declining for years — meaning properties with established waterfront fuel access, community relationships, and multi-stream operations represent a category that cannot be created under current environmental and zoning frameworks.

Zoning also permits: restaurant, tourist establishment, recreational establishment, private park, and food truck — all within the current CS framework.

ASSET OVERVIEW & FINANCIAL SUMMARY

KEY PROPERTY FACTS

Location	The Kawarthas, Ontario
Land Area	6.28 Acres (3 parcels)
Waterfront	153 ft direct lake frontage
Zoning	CS – Shoreline Commercial / SR – Shoreline Residential
Official Plan	Recreational Commercial
Asking Price	\$2,950,000
Remaining Econ. Life	35 years (per appraisal)
Services	Private well & septic, Hydro One, propane, backup generator
Highway Access	Hwy 28 — approx. 2 hrs from Toronto

IMPROVEMENTS AT A GLANCE

Main Dwelling/Pub	3-level log home ~4,050 sq ft. 4-bed residence above licensed pub. Jacuzzi suite, wraparound deck, lake views.
General Store	~1,725 sq ft fully renovated waterfront retail, vaulted ceiling, skylights, waterside deck.
Rental Dwelling	~1,343 sq ft on-site dwelling generating year-round rental income + 1,000 sq ft of retained office space.
Boat Storage	~7,869 sq ft covered storage + 713 sq ft garage.
Boat Docking	20-slip dock system, transient mooring, waterfront fuel access.



FINANCIAL OVERVIEW

Financial summary upon NDA execution. Complete financial statements, operating records, and income breakdowns are disclosed to qualified parties upon accepted offer. The structure below summarizes the revenue architecture.

Revenue Stream	Seasonality	Notes
Marina / Fuel	Spring–Fall	Captive; essential
Pub & F&B	Potential Year-round	Licensed + patio
General Store	Potential Year-round	Community staple
Boat Storage	Fall–Spring	Contracted income
Residential Rental	Year-round	Season-independent
ASKING PRICE		\$2,950,000



REQUEST THE FULL OFFERING MEMORANDUM

Sign an NDA to financial overview, the property address, and the full OM.

COMMERCIAL LEAD

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Commercial Real Estate. Nothing Else.

All information provided in good faith and subject to verification. For sophisticated investors and operators only. Details disclosed upon NDA execution.