

\$3,369,000 - 71 Sauble Falls Road, South Bruce Peninsula

MLS® #X11913176

\$3,369,000

0 Bedroom, 0.00 Bathroom, 9,274 sqft

Retail on 0.00 Acres

South Bruce Peninsula, South Bruce Peninsula, Ontario

Discover the KitWat Waterfront Motel with 21 rooms, 2 garages, laundry, office/coffee shop & Marina, a rare opportunity to own a renowned waterfront property in Sauble Beach! Nestled on the serene Sauble River and just steps from the famous sandy beach "Sauble Beach", on the Bruce Peninsula. This property combines a thriving business with an unbeatable lifestyle. Property Highlights:

Waterfront Location: Stunning views and direct river access make this property a standout destination for guests.

Owners Residence: Includes a spacious private home for the owners, offering convenience and comfort.

Established Business: A successful and iconic operation with a loyal customer base and multiple income streams.

Waterfront Rooms: Well-maintained accommodations that showcase the beauty of the Sauble River.

A Landmark in Sauble Beach The KitWat Motel and Marina has been a beloved destination for years, known for its warm hospitality and ideal location. Situated steps from Sauble Beach's golden sands and breathtaking sunsets, it provides guests with the perfect blend of tranquility and proximity to the area's vibrant attractions.

Recreational Opportunities: The on-site marina offers boating, fishing, and water sports, making it a hub for outdoor enthusiasts. Guests can enjoy everything from relaxing river views to adventurous water



activities right on the property. Key Features:
Fully equipped marina with docks and rentals.
Modernized motel rooms with stunning waterfront views some with kitchenettes.
Spacious grounds. Walking distance to Sauble Beach's shops, restaurants, and attractions.
Your Chance to Own an Icon. Whether you're an investor or looking for a lifestyle business, the KitWat Motel and Marina offers unmatched potential. Its prime location, established reputation, and additional growth opportunities make it a true gem in Ontario's real estate market. ****EXTRAS**** The sale will be a "Share Sale" with the real estate included. Possible VTB could be negotiable.. (id:6289)

Essential Information

Listing #	X11913176
Price	\$3,369,000
Bathrooms	0.00
Square Footage	9,274
Acres	0.00
Type	Retail

Community Information

Address	71 Sauble Falls Road
Subdivision	South Bruce Peninsula
City	South Bruce Peninsula
Province	Ontario
Postal Code	N0H2G0

Amenities

Amenities	Recreation
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Interior

Heating	Baseboard heaters
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Exterior

Lot Description	165 x 210 FT
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Listing Details

Listing Office

Keller Williams Realty Centres



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