

\$1,745,000 - 1087 Island View Drive, Otonabee-South Monaghan

MLS® #X12260722

\$1,745,000

7 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Otonabee-South Monaghan, Otonabee-South Monaghan, Ontario

An amazing opportunity to own this long-established marina, with 280 feet of prime commercial tourism waterfront on the north shore of Rice Lake. Located on The Trent Water System with 1.2 acres on land and approximately 1 additional acre leased from Parks Canada (under the water and taxed separately). Whether you're looking for a location to expand your marina operation, or looking for a change of lifestyle to combine work/play and cottaging, this is an opportunity to explore. There's an already established demand for boat and personal watercraft rentals with 100 plus boat slips all completely reserved, servicing Cow and Long Island. There's an ever growing demand for slips, with many other property owners and boat owners looking for a safe boat slip. 2-1 bedroom apartments, 1-2 bedroom and 1-3 bedroom (owners residence) and 3 shops under approx. 6000 sq. ft of roof. Part of this space is high and heated so it's perfect for working all year servicing and repairing boats, snowmobiles, and personal watercraft, or building and selling docks for area cottagers. Large retail store selling everything from snacks to fuel, oil, marine parts and fishing tackle and bait. Marine fuel sales with TSSA inspected above ground fuel tank, propane tank and exchange service. Plus, there's opportunity to increase revenue with boat shrink wrap and water taxis



out to the islands. Also included is a construction barge with hoist service, \$15 boat launch fee, and outdoor washrooms. There are a number of upgrades worth seeing! Only 45 mins to Oshawa, 15 Mins to Peterborough, 20 mins to 407. The owner opts to shut down for winter but you could stay open all winter season to sell fuel to snowmobilers, operate a store/hot snack bar to the numerous ice fishermen or snowmobilers. The shops could also be used or rented to marine mechanics, marine upholstery shops, etc. Many possibilities for additional revenue. Definitely a business and lifestyle opportunity worth seeing and exploring! (id:6289)

Essential Information

Listing #	X12260722
Price	\$1,745,000
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1087 Island View Drive
Subdivision	Otonabee-South Monaghan
City	Otonabee-South Monaghan
Province	Ontario
Postal Code	K0L1B0

Amenities

Amenities	Marina
Utilities	Electricity, Wireless, Electricity Connected, Telephone
Features	Flat site, In-Law Suite
Parking Spaces	50
Parking	Detached Garage, Garage, Inside Entry

# of Garages	2
View	Lake view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	All
Heating	Oil Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Lot Description	224 x 199.3 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office RE/MAX JAZZ INC.



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