

\$3,299,888 - 7178 Highway 35, Kawartha Lakes (laxton/digby/longford)

MLS® #X12283019

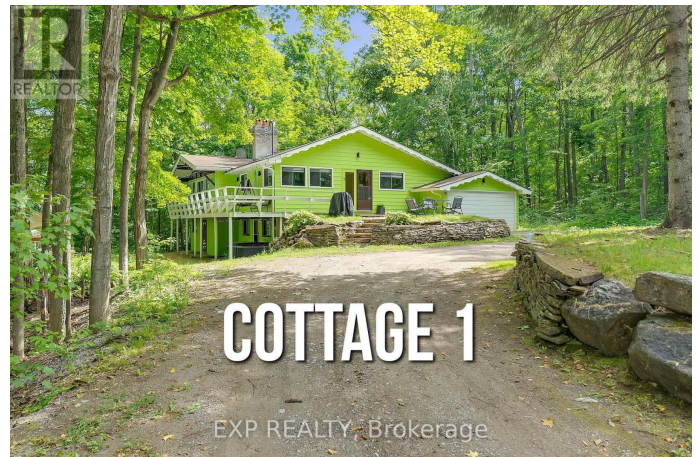
\$3,299,888

0 Bedroom, 0.00 Bathroom, 4 sqft

Business on 3.84 Acres

Laxton/Digby/Longford, Kawartha Lakes
(laxton/digby/longford), Ontario

A rare opportunity to own a fully operational lakefront resort on sought-after Shadow Lake. Set on 3.84 acres with over 500 feet of private sandy shoreline, this turn-key property features 11 year-round cottages each with its own unique charm, layout, and appeal. All units come fully furnished with full kitchens, A/C, woodstoves, and private outdoor space. Several cottages are waterfront with private docks, while others are tucked into the trees for added privacy. Guests enjoy a shared beach with sandy wade-in access, fire pits, picnic areas, and a lakeside sauna. This is a proven income-producing resort with Airbnb revenue of \$203,495 in 2023 and \$264,316 YTD in 2024 (after platform fees). After estimated expenses, the property generates a ~6.95% cap rate based on the current list price of \$3,299,888. The active Airbnb profile and operating systems can be transferred to the buyer for a seamless investment handover. Ideal for investors, boutique retreat owners, or multi-family use. High-speed internet available. Located just 10 minutes to Coboconk, 2 hours from the GTA, and directly accessible from Highway 35. (id:6289)



Essential Information

Listing # X12283019

Price	\$3,299,888
Bathrooms	0.00
Square Footage	4
Acres	3.84
Type	Business

Community Information

Address	7178 Highway 35
Subdivision	Laxton/Digby/Longford
City	Kawartha Lakes (laxton/digby/longford)
Province	Ontario
Postal Code	K0M1K0

Amenities

Amenities	Highway
Parking Spaces	10

Interior

Appliances	Oven
Heating	Other
Cooling	None

Listing Details

Listing Office EXP REALTY



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