

\$1,695,000 - 9717 Army Camp Road, Lambton Shores

MLS® #X12452659

\$1,695,000

0 Bedroom, 7.00 Bathroom, 3,725 sqft

Business on 0.00 Acres

Lambton Shores, Lambton Shores, Ontario

Great Opportunity for Growth Upside!!
Combined Properties with Commercial & Residential Zoning.C14 & R6(Approx. 1.038 Acre) Currently Operated as an Adults Only Resort - Minutes to Ipperwash Beach on Lake Huron! This Well-Established Property Has Been in Hospitality Service For 10+ Years. Excellent Income Investment Opportunity with a Turn-Key Operation! Commercial Lot (C14) Frontage is 151ft & 200ft Depth. The Residential Serviced Lot (R6) has 75ft Frontage & 200ft Depth; Combined 226x200ft Operated Throughout the Year w/ Various Accommodation Options including Long-Term Stays and Vacation Cottage Rentals. This Lovely Resort Has Num. Features.Total of 7 Suites. 5 - 2 Bedroom Suites. and 2 One-Bedroom Suites. The Huge Combined Lots and Zoning is Perfect for Expansion. Investors Look No Further! Expand & Create Your Dream Resort w/ These Strong Roots! The Potential on This Property is Endless! Property Fts. a Tiki Bar, BBQs, Several Fire Pits, Heated Salt Water Pool, Ample Parking for Guests. Nearby: Ipperwash Dunes & Swales, Pinery Provincial Park, Wineries, Ipperwash Beach, Twin Pines Orchard and Restaurants & Markets. (id:6289)



Essential Information

Listing # X12452659

Price \$1,695,000

Bathrooms	7.00
Square Footage	3,725
Acres	0.00
Type	Business

Community Information

Address	9717 Army Camp Road
Subdivision	Lambton Shores
City	Lambton Shores
Province	Ontario
Postal Code	N0N1J3

Interior

Appliances	All, Furniture
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	226 x 200 FT
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Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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