



REAL ESTATE
BROKERAGE

ESTABLISHED CAMPGROUND FOR SALE

- 104 ACRES
- 113 CAMPSITES
- APPROVAL FOR UP TO 200 SITES
- DETACHED HOME
- RENTAL COTTAGE/CABIN
- GLAMPING SITES
- 7 CAP AT \$2.8M (APPROX)
- ESTABLISHED BUSINESS
- SALE OF BUSINESS, NO HST, NO LAND TRANSFER TAX

MLS# X13615682



2883 ON-60

DWIGHT, (MUSKOKA) ON POA 1H0

\$2,790,000

INVESTMENT OPPORTUNITY

113 TOTAL RENTAL SITES COMPRISED OF 92 SERVICED SITES, 17 UNSERVICED SITES, 3 GLAMPING SITES, & 1 COTTAGE/CABIN.

WWW.BUYTHISCAMPGROUND.CA

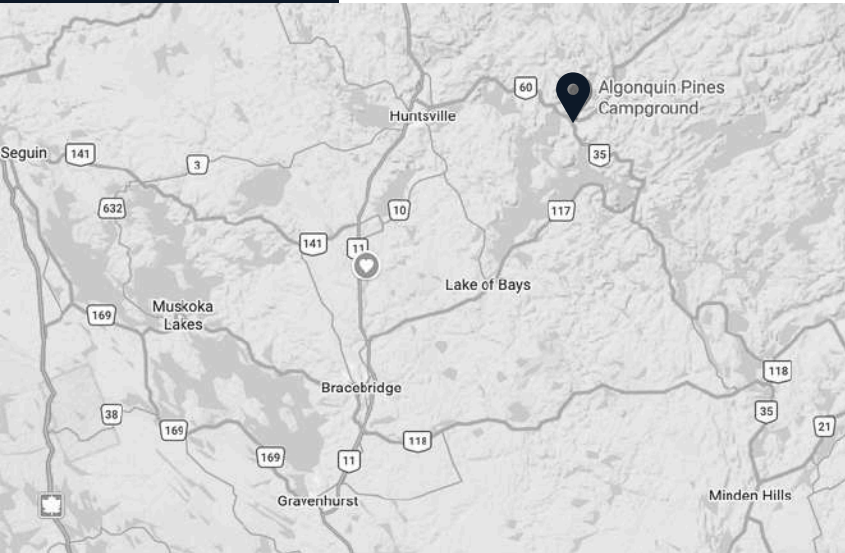
CONTACT US

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OPPORTUNITY AT A GLANCE



HIGH DEMAND
HOSPITALITY BUSINESS IN
THE HEART OF MUSKOKA



ALGONQUIN PINES IS AN ESTABLISHED, FULLY OPERATIONAL RESORT CAMPGROUND ON APPROXIMATELY 104 ACRES ALONG HIGHWAY 60 IN DWIGHT, AT THE WESTERN GATEWAY TO ALGONQUIN PARK IN THE TOWNSHIP OF LAKE OF BAYS, MUSKOKA.

THE PROPERTY CURRENTLY OFFERS 113 SERVICED AND UNSERVICED CAMPSITES WITH A MIX OF SEASONAL, TRANSIENT RV, GLAMPING, AND CABIN STAYS, WITH ZONING APPROVAL FOR UP TO 200 TOTAL SITES, PROVIDING SIGNIFICANT ROOM FOR FUTURE GROWTH.



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PROPERTY FEATURES

ON SITE, GUESTS ENJOY A MAIN LODGE WITH RECEPTION, CAMP STORE, PUBLIC WASHROOMS, AND COIN-OPERATED LAUNDRY, PLUS AN UPPER-LEVEL APARTMENT, STAFF SUITES AND A SEPARATE FOUR-BEDROOM YEAR-ROUND RESIDENCE,

A RENTAL COTTAGE, COVERED PAVILION, STORAGE BUILDINGS, MINI-PUTT, PLAYGROUND AND A FENCED DOG RUN. THE CAMPGROUND OPERATES ON PRIVATE WELL AND SEPTIC SERVICES WITH AN UPDATED POTABLE WATER SYSTEM (INCLUDING CHLORINATOR AND IRON FILTER), HYDRO-SERVICED SITES, AND A FIVE-MONTH SEASONAL OPERATING WINDOW FROM MID-MAY TO MID-OCTOBER.

MULTIPLE SOURCES OF DIVERSE & DURABLE INCOME



- CAMPSITE RENTAL INCOME
- RETAIL SHOP SALES
- COIN LAUNDRY
- GLAMPING SITES
- MINI-PUT COURSE
- AND MORE!



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INVESTMENT HIGHLIGHTS

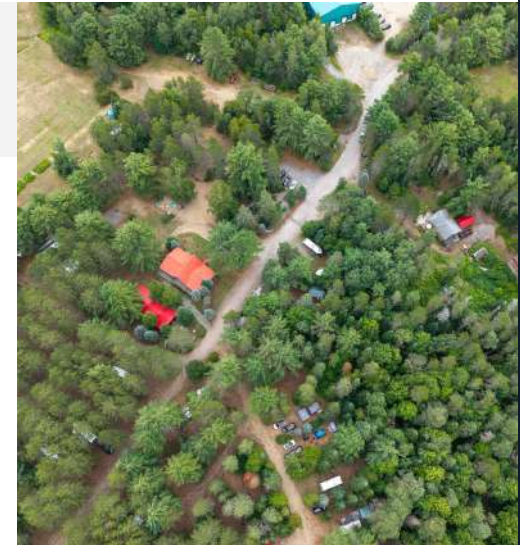
KEY INVESTMENT MERITS INCLUDE ITS SCARCE LOCATION IN A HIGH-DEMAND MUSKOKA/ALGONQUIN TOURISM CORRIDOR, DIVERSIFIED REVENUE MIX ACROSS SEASONAL, TRANSIENT, GLAMPING, AND CABIN OFFERINGS, AND GENUINE EXPANSION RUNWAY BUILT INTO EXISTING ZONING APPROVALS.

THE BUSINESS CURRENTLY SUPPORTS A MULTI SIX-FIGURE STABILIZED NET OPERATING INCOME, WITH CLEAR UPSIDE FROM ADDING THE APPROVED 87 SITES, INCREASING HIGHER-YIELD SEASONAL OCCUPANCY, AND FURTHER OPTIMIZING ANCILLARY REVENUE FROM THE STORE, FIREWOOD SALES, GLAMPING, AND RENTALS.



HIGHLY PROFITABLE WITH ADDITIONAL UPSIDE ALREADY BUILT IN

- RARE MUSKOKA/ALGONQUIN LOCATION: 104 ACRES ON HIGHWAY 60 AT THE WESTERN GATE OF ALGONQUIN PARK, IN A HIGH-DEMAND CORRIDOR WITH LIMITED COMPARABLE SUPPLY.
- ATTRACTIVE GOING-IN YIELD: APPROXIMATELY A 7% CAP AT A 2.8M PURCHASE PRICE, IN LINE WITH OR BETTER THAN MANY ONTARIO CAMPGROUNDS.
- INCOME TODAY, UPSIDE TOMORROW: ESTABLISHED CASH FLOW WITH CLEAR LEVERS TO GROW THROUGH SITE EXPANSION, MORE SEASONAL CONVERSIONS, AND STRONGER ANCILLARY REVENUE.



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