



CENTURY 21 GRANITE REALTY GROUP INC. Brokerage

# 97/98 Thaeter Lane CarlowMayo Ontario

\$1,100,000

Opportunity awaits! Take over this highly rated and historically successful Little Mississippi camping and trailer resort set on the shores of the Little Mississippi River which connects to the York river and Conroy's Marsh a locally famous Conservation and nature area for miles of boating and fishing. In addition to the 35 acre resort you have a 4 bedroom updated home with a walkout basement which can continue as a short term rental in addition to the trailer and camping sites or live on site while running the campground with ease. Upgrades to the home include a new steel roof, central air, propane furnace, plumbing and electrical completed in 2020. The resort has been upgraded extensively over the last few years with change rooms, shower house with male/female washrooms, pool house (in preparation for an in-ground pool), tenting sites, playground, Amish built outhouses, 200 amp hydro meters in the main home, pool house and brought over to the tenting sites to be completed. Each of the 17 trailer sites has a 30amp hydro hookup and the commercial 13,500L septic system was approved by the ministry of the environment and energy and is separate from the residential septic for the home on site. Approval has been granted to build an additional 8 tourist cabins, 50 tenting sites and 7 trailer sites as per the zoning by law amendment for this property. The front entrance of the main home is also zoned to be run as a campground store without losing its rental potential in the main home. (id:6769)

Listing Presented By:



Originally Listed by:  
CENTURY 21 GRANITE REALTY GROUP INC.

<https://zoecrossing.ca/>



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