

# \$2,999,900 - 30 Caron Road, Lavigne

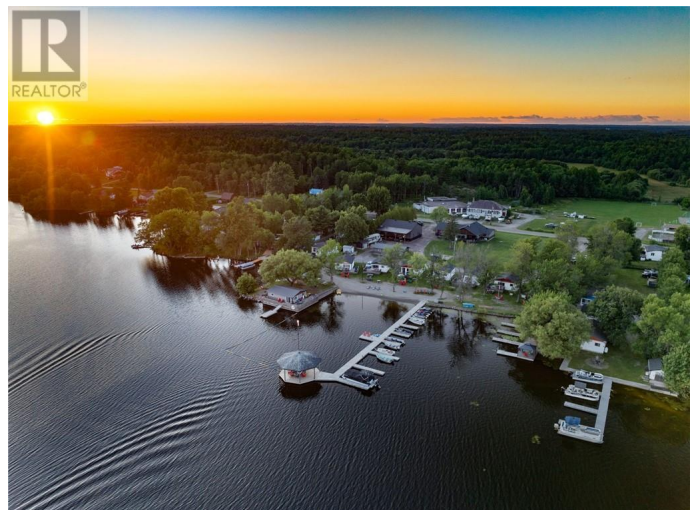
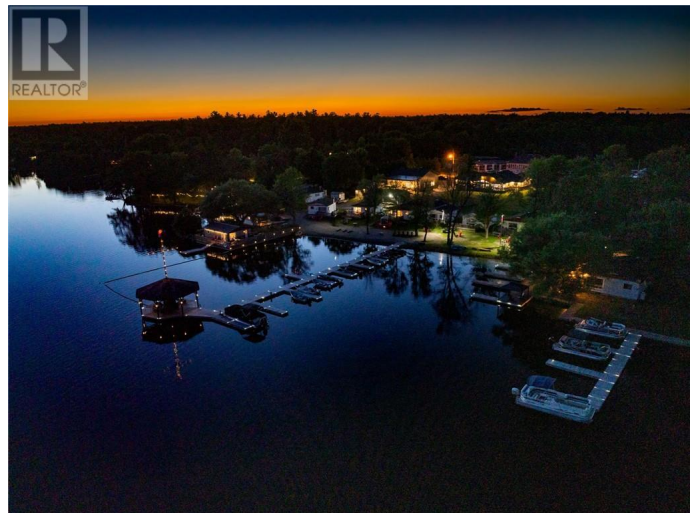
MLS® #2123871

**\$2,999,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 3.00 Acres

N/A, Lavigne, Ontario

Graceland Cottage Rentals presents a rare opportunity to acquire a fully operational, income-generating resort in Lavigne—a scenic waterfront community nestled on the shores of Lake Nipissing. Established for over 50 years, this well-maintained property offers a true turnkey business with multiple revenue streams and significant growth potential. The resort features 12 rental cottages, a private sandy beach, a full-service marina, and a custom-built owner's residence, making it ideal for a live/work lifestyle or added rental income. A newly constructed 40' x 50' shop with a 16' lean-to adds tremendous value—perfect for equipment storage, maintenance, or potential commercial use such as boat repairs, retail, or expansion into new services. Ideally situated just minutes from Lavigne's local amenities—including shops, restaurants, and fuel—Graceland Cottages provides unmatched convenience for both owners and guests. The area is a magnet for boaters, anglers, and outdoor enthusiasts, drawing steady seasonal traffic and a loyal returning clientele. With strong tourism demand, proven income history, and the flexibility to expand services, Graceland Cottages is a rare investment opportunity. Whether you're an entrepreneur, hospitality professional, or investor seeking reliable cash flow in one of Northern Ontario's most desirable recreational markets, this property delivers both profitability and lifestyle appeal. Don't miss your chance to own a piece of



cottage country and secure a thriving business for years to come. (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | 2123871       |
| Price     | \$2,999,900   |
| Bedrooms  | 3             |
| Bathrooms | 3.00          |
| Acres     | 3.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 30 Caron Road |
| Subdivision | N/A           |
| City        | Lavigne       |
| Province    | Ontario       |
| Postal Code | P0H1R0        |

## Amenities

|               |                    |
|---------------|--------------------|
| Is Waterfront | Yes                |
| Waterfront    | Waterfront on lake |

## Interior

|         |                           |
|---------|---------------------------|
| Heating | Forced air, Heat Pump     |
| Cooling | Partially air conditioned |

## Exterior

|            |                                 |
|------------|---------------------------------|
| Exterior   | Aluminum siding, Rock imitation |
| Foundation | Block, Concrete                 |

## Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE |
|----------------|-----------------------------------------------|



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Listing information last updated on October 27th, 2025 at 3:01pm PDT