

\$1,780,000 - 4103 Hwy 72 Hwy, Sioux Lookout

MLS® #TB252362

\$1,780,000

0 Bedroom, 0.00 Bathroom, 9,654 sqft

Retail on 7.42 Acres

Sioux Lookout, Sioux Lookout, Ontario

An exceptional opportunity awaits with this fully equipped, income-generating tourist camp nestled on Butterfly Lake, offering water access to the renowned MapB lake system. A nature lover's paradise, this camp features 9 cozy guest cabins—each with its own bathroom—and a total of 44 beds, all boasting stunning lake views. Mature pines surround the property, adding privacy and rustic charm. Outdoor enthusiasts will enjoy 8 exclusive Bear Management Areas, offering 25 licensed bear hunts annually, along with a coveted bull and calf moose tag. For RV travelers, 9 spacious, serviced RV sites are ready for guests. Just steps from the shoreline, a newer boathouse/garage makes gear storage simple and efficient. Additional amenities include a central shower house for guest use, a comfortable staff house, and a 3-bedroom, 1-bathroom owner's residence with office space—perfectly located at the heart of the property for convenience and oversight. All cabins and common areas are well-maintained and functional, designed to provide guests with the authentic northern experience in total comfort. Whether guests are casting a line, chasing trophy game, or simply soaking in the lakefront sunsets, this camp delivers unforgettable wilderness adventures. Located only 20 minutes from downtown Sioux Lookout, with year-round road access, this is a rare chance to own a piece of Northwestern Ontario's outdoor heritage. Whether expanding an outfitting



business or living the lodge lifestyle, this camp is ready to go. (id:6289)

Essential Information

Listing #	TB252362
Price	\$1,780,000
Bathrooms	0.00
Square Footage	9,654
Acres	7.42
Type	Retail

Community Information

Address	4103 Hwy 72 Hwy
Subdivision	Sioux Lookout
City	Sioux Lookout
Province	Ontario
Postal Code	P8T0A7

Amenities

Amenities	Storefront, Street Lighting
Utilities	Cable, Electricity, Telephone
Parking	Concrete, Gravel
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Oil, Propane, Wood Radiant/Infra-red Heat
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Exterior

Exterior	Metal, Wood
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Listing Details

Listing Office	CENTURY 21 NORTHERN CHOICE REALTY LTD.
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