

\$2,295,000 - B55-19 Moon Island, The Archipelago (archipelago South)

MLS® #X10895782

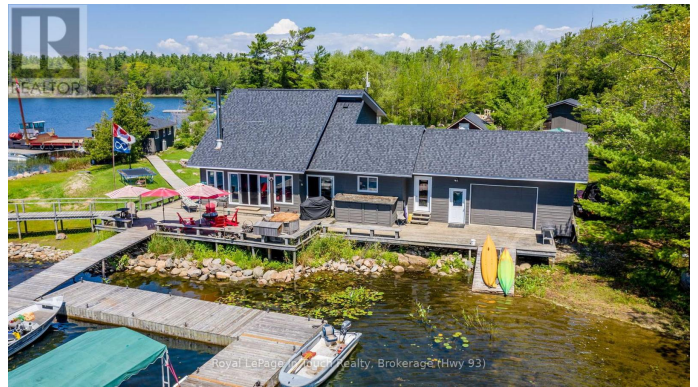
\$2,295,000

0 Bedroom, 0.00 Bathroom, 2,076 sqft

Business on 1.99 Acres

Archipelago South, The Archipelago (archipelago South), Ontario

Welcome to B55-19 Moon Island, located on Georgian Bay, about 10 mins east of Sans Souci, tucked away in Chegahno Bay, a quiet secluded bay just off the boat channel and minutes to the beautiful open waters of the bay. This could be the investment opportunity you are waiting for. This property was originally run as a fishing/guiding lodge up to 1990. It has been the home of a reputable construction business for the last 34 years. The commercial zoning permitted uses range from marina, hotel, motel & construction facility. The unique & rare family compound style setup will provide the space for your personal living accommodations as well as staff cabins or rental income. There are 3 fully winterized cottages, with kitchens, and a bunkie. The 2,076 sq.ft. main cottage has 3 bdrms & 2 bths, the 900 sq.ft. secondary cottage has 3 bdrms & 1 bth, the 432 sq.ft. third cottage has 1 bdrm & 1 bth, and there is a fourth 192 sq.ft. bunkie that is 1 bdrm. There are countless renovations and updates that have taken place in recent years; all asphalt shingles replaced in 2020 on all buildings, including three storage sheds, in the main cottage there is a new kitchen & appliances as of 2021, fully renovated ensuite in 2021, the secondary cottage was completely gutted and renovated in 2021, the 3rd cottage was completely gutted and



renovated in 2013, 2 new septic systems in 2002 and the list goes on. There are 3 storage sheds to utilize for your seasonal toys and equipment or if needed convert one into your private gym or yoga studio. The location of B55- 19 protects you from prevailing winds, borders a provincial park providing privacy and there is exceptional fishing right off the dock. There are several amenities within a 10 min boat ride; community centre with tennis & pickleball courts, marina, restaurant, and provincial park walking trails. You can access this property with a 15 minute boat ride from the marinas located in Woods Bay. (id:6289)

Essential Information

Listing #	X10895782
Price	\$2,295,000
Bathrooms	0.00
Square Footage	2,076
Acres	1.99
Type	Business

Community Information

Address	B55-19 Moon Island
Subdivision	Archipelago South
City	The Archipelago (archipelago South)
Province	Ontario
Postal Code	P2A1T4

Amenities

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	All, Satellite Dish, Window Coverings
Heating	Baseboard heaters
Cooling	Fully air conditioned

Exterior

Exterior

Wood

Listing Details

Listing Office

Royal LePage In Touch Realty



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