

\$1,400,000 - 836 Lake Nipissing Road, Nipissing

MLS® #X12204445

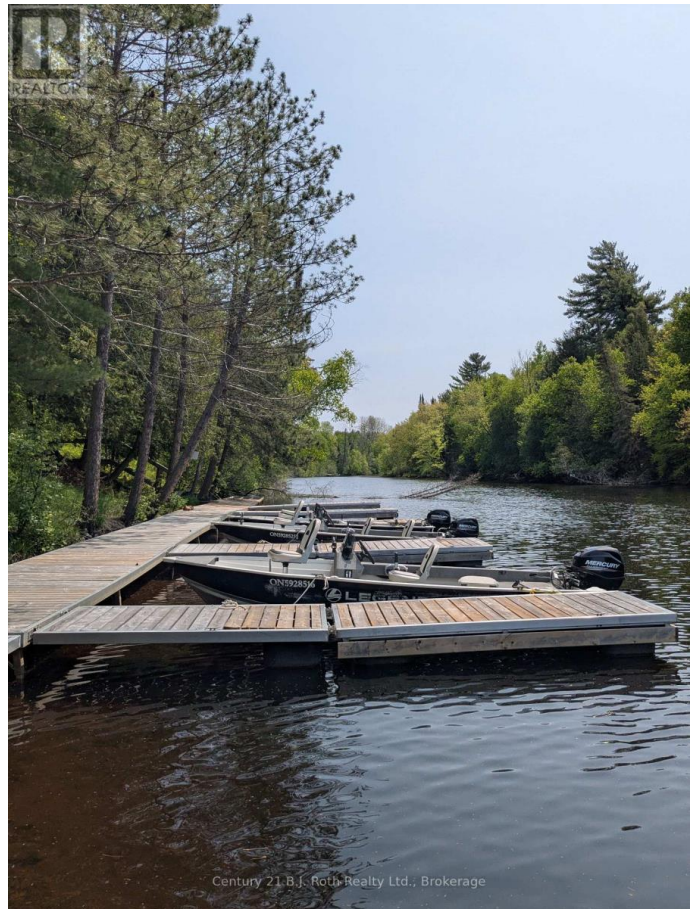
\$1,400,000

0 Bedroom, 1.00 Bathroom, 14 sqft

Business on 13.92 Acres

Nipissing, Nipissing, Ontario

WELCOME TO: BIRCHWOOD ON THE RIVER"! TURN KEY CAMPGROUND & COTTAGE COURT COMBINATION WITH YEAR ROUND HOME/OFFICE IDEALLY LOCATED ON PICTURESQUE 1070 FEET OF RIVERFRONT ON THE SOUTH RIVER. 13.92 ACRES OF WOODED PRIVACY WITH LOTS OF ROOM FOR EXPANDING YOUR OWN DREAM RESORT! MAIN HOUSE IS 1025 SQ. FT 2 BEDROOM+ OFFICE + 1 BATH HEATED BY NEWER PROPANE FIREPLACE + BASEBOARD + WOODSTOVE. FULL BASEMENT. FRESHLY PAINTED UPSTAIRS. 12 TRAILER SITES, SOME WITH FULL HOOK UPS (HYDRO WATER, SEWER) SOME WITH HYDRO AND WATER. 5 HOUSEKEEPING CABINS OVERLOOK THE RIVER AND TREED SETTING. CABINS HAVE NEWER HYDRO PANEL SYSTEM. TENT CAMPING PERMITTED. MEANDERING LANEWAY. CHILDREN'S PLAYGROUND, COMMUNITY GAZEBO WITH OUTDOOR FIREPLACE, OLDER BARN FOR STORAGE. SHOWER BUILDING WITH 2 SHOWERS, 4 BOAT AND MOTOR RENTALS, PRESENTLY HAS 12 TRAILER SITES. 1X3 BEDROOM CABIN + 4X2 BEDROOM CABINS FURNISHED. AMAZING DOCK SPACE. A RARE FIND WITH PLENTY OF ROOM TO EXPAND. YEAR ROUND ROAD. PRESENTLY OPENED MAY-OCT. BUT COULD BE MADE YEAR ROUND. SOUTH RIVER LEADS INTO LAKE NIPISSING. GREAT FISHING!



PRIVACY +++ OPPORTUNITY KNOCKS!!!
Half of Acreage is Zoned EP. All of Riverfront
is Zoned C3 along with Road Frontage.
Zoning Map available.VTB Available with 50%
down and Approved Credit. (id:6289)

Essential Information

Listing #	X12204445
Price	\$1,400,000
Bathrooms	1.00
Square Footage	14
Acres	13.92
Type	Business

Community Information

Address	836 Lake Nipissing Road
Subdivision	Nipissing
City	Nipissing
Province	Ontario
Postal Code	P0H1W0

Amenities

Features	Irregular lot size, Conservation/green belt
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Interior

Appliances	Dryer, Washer
Heating	Baseboard heaters
Cooling	None

Listing Details

Listing Office	Century 21 B.J. Roth Realty Ltd.
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