

\$1,499,000 - 9 Little Beaver Boulevard, Seguin

MLS® #X12340177

\$1,499,000

0 Bedroom, 0.00 Bathroom,
Business on 4.74 Acres

Seguin, Seguin, Ontario

An unparalleled investment opportunity awaits with this remarkable 5.3-acre waterfront retreat on the Boyne River. This property boasts a spectacular approx. 4,000+ SF handcrafted log lodge, complemented by 6 charming guest cabins and is home to a highly successful, year-round fine dining & lodging operation established for over 35 years. The main lodge is a true architectural showpiece, featuring soaring vaulted ceilings with exposed beams, a grand stone fireplace, expansive windows framing breathtaking waterfront & forest views, a state-of-the-art commercial kitchen, a custom wine room, radiant heated floors, a spacious bar, & elegantly appointed dining areas all exuding warmth & ambiance. Private guest cabins offer one-bedroom suites with two queen beds or king bed configurations, 4-piece baths with Jacuzzis, new fireplaces, upgraded natural gas heating & new hot water tanks. Nestled along the tranquil shoreline, The Log Cabin Inn provide guests with a serene, comfortable retreat. Ample parking accommodates both restaurant patrons overnight guests. This property is not only a beloved destination for fine dining & accommodations, but also a sought-after venue for weddings, conferences & special events. The sale includes an extensive list of equipment, software & chattels making it a true turnkey opportunity. The owner is willing to provide training to ensure a smooth transition and continued success. With exceptional reviews (4.7 on TripAdvisor, 9.6 on



Hotels.com) an established reputation, the business is primed for ongoing profitability. The expansive commercial zoning, prime location minutes from downtown Parry Sound, major highways, proximity to the OFSC snowmobile trail, Georgian Bay, Oastler Lake Provincial Park offer exciting possibilities for expansion & diversified uses. Located just 2.5 hours from the GTA, this unique property combines significant real estate value, proven income & growth potential in one outstanding package. (id:6289)

Essential Information

Listing #	X12340177
Price	\$1,499,000
Bathrooms	0.00
Acres	4.74
Type	Business

Community Information

Address	9 Little Beaver Boulevard
Subdivision	Seguin
City	Seguin
Province	Ontario
Postal Code	P2A0B2

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	Engel & Volkers Parry Sound
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