



WATERFRONT DEVELOPMENT OPPORTUNITY

ON BALSAM LAKE & HIGHWAY 35
NORTH OF FENELON FALLS



BALSAM LAKE, ON

THE OFFERING

Parcel 1 is 2.36 acres currently utilized for outside storage, complementary to the existing marina on Parcel 2, and is being offered for sale.

Parcel 2, being 1.74 acres, is an existing marina operated by Pride Marine Group, Canada's top premium boat dealer. The marina continues to operate and benefits from the Trent Severn Waterway location, being the only access point to Cameron Lake from Balsam Lake.

These properties are directly adjacent to Highway 35 offering consistent exposure to traffic by both land and water.

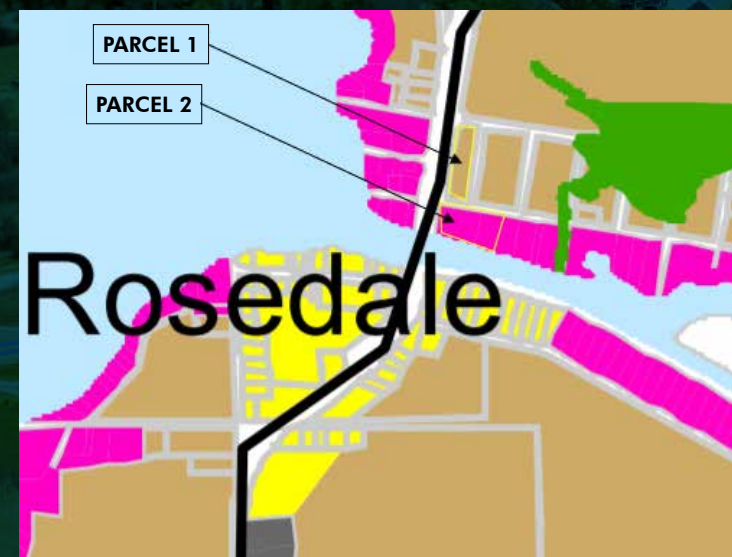
Parcel 1		Parcel 2	
Size	± 2.36 ac.	Size	± 1.74 ac.
PIN	631590328	PIN	631590327
Official Plan	Rural	Official Plan	Waterfront
Zoning	A1 - Agricultural	Zoning	C3-Tourist Commercial; C3-5 Tourist Commercial Exception;

PERMITTED USES

- Marina
- Boat & marine motor sales/service
- Restaurant
- Motorized snow vehicle sales/service
- Boat Rentals
- Hotel, Motel & Cottage
- Golf Course & Club
- Ancillary retail
- Ancillary dwelling unit
- Real Estate Office *(C3-5) only

OFFICIAL PLAN

LAND USE DESIGNATIONS



- Hamlet Settlement Area
- Highway Commercial
- Prime Agriculture
- Waterfront
- Rural
- Environmental Protection



No.	ADDRESS	MUNICIPALITY	SOLD DATE	SALE PRICE	SIZE	\$/AC.	PLANNING
1	10 GOODMAN ROAD	KAWARTHA LAKES	11/15/2018	\$2,000,000	1.51 AC.	\$1,325,503	WATERFRONT & C3 TOURIST COMMERCIAL ZONE
2	5645 HIGHWAY 35	FENELON FALLS	05/31/2018	\$1,600,000	1.02 AC.	\$1,600,000	COMMERCIAL & GENERAL COMMERCIAL ZONE
3	42 LAMBS LANE	FENELON FALLS	05/12/2017	\$1,650,000	0.83 AC.	\$1,925,000	WATERFRONT & LIMITED SERVICE RESIDENTIAL ZONE



CONTACT LISTING AGENT FOR PRICING

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CBRE

**LAND
SPECIALISTS**

www.cbre.ca/child-hunt

To Receive the Due Diligence Package Please Complete and Return to allison.conetta@cbre.com

CONFIDENTIALITY AGREEMENT FOR BALSAM LAKE & HIGHWAY 35

The undersigned hereby acknowledges that CBRE Limited ("CBRE"); through Jason Child, Ian Hunt, and Daniel Satoor have been retained by the Vendor on an exclusive basis to arrange the sale of Balsam Lake & Highway 35 (the "Property"). All Inquiries and communications with respect to the property shall be directed to any of the above listing agents of CBRE. We have requested from the Vendor and CBRE, information, including confidential and proprietary information, which has not been generally disclosed to the public, for use in evaluating a potential purchase of the Property.

In exchange for good and valuable consideration provided by the Vendor and CBRE, including, without limitation, the receipt and sufficiency of which is hereby acknowledged, we agree to keep confidential any and all information supplied to us concerning the Property that is not a matter of public record and not to utilize any such information for our own benefit (or for the benefit of anyone else) other than for the evaluation of the Property with respect to a potential purchase.

We understand that we may transmit any such information to partners, officers, directors, employees or legal or financial advisors (collectively, "representatives") but only to the extent that they need to know such information for the purpose of such evaluation. We undertake to inform such representatives of the confidential nature of such information and that they will be bound by the terms of this Agreement. We agree to be responsible for any breach of this Agreement by our representatives. We agree that any legal, financial or any other third party advisors that are retained by us, to act on our behalf, will be compensated by us. This shall include outside brokers.

We acknowledge that information being delivered to us with respect to the Property is subject to the limitations on liability and disclaimers for the protection of the Vendor and CBRE.

We agree to indemnify and save harmless the Vendor and CBRE from any claims, losses, damages and liabilities whatsoever (including legal fees on a substantial indemnity basis and disbursements) arising out of a breach by us or any of our representatives of any of the terms or other provisions of this Agreement. CBRE and the Vendor also reserve the right not to release information.

The Buyer agrees to continue to work through CBRE Limited for the above mentioned property including offers within 12 months after the expiration of the Listing Period, so long as the Buyer wishes to make any offer within said timeframe and the Buyer was introduced to the Property during the Listing Period or shown the Property during the Listing Period, which the Buyer has acknowledged by signing below.

The Buyer agrees that any and all communication with regards to this property shall be done so through CBRE. The Buyer and or their representative will not at any time contact the vendor directly.

CBRE is exclusively representing the Vendor and will not act on behalf of any potential purchasers. With the execution of this Confidentiality Agreement, the undersigned acknowledges that they are undertaking this investigation of the Property at their sole risk and expense and that under no circumstances will any amounts expended by the undersigned for its due diligence investigation or review be paid or reimbursed by the Vendor or CBRE. A fax or scan of a signed copy, or an electronic submission, of this Agreement shall be deemed to be an original signed copy.

THE SECTION BELOW MUST BE COMPLETED IN FULL PRIOR TO ANY INFORMATION BEING RELEASED.

Proponent Name _____
Company _____
Email Address _____
Phone Number _____
Date Signed _____
Approved _____

(I agree to all statements listed above)

Representative/Advisor _____
Company _____
Email Address _____
Phone Number _____
Date Signed _____
Approved _____

(I agree to all statements listed above)

CLICK TO SUBMIT