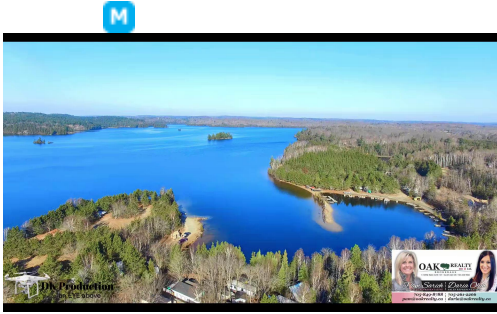


CLIENT VIEW



List Price	\$1,999,999	MLS #	SM130391
Status	FOR SALE	ICI Type	Business Incl. Bldg,
		Business Type	Campground/Trailer Park
Address	101 South Bay RD		
City	Elliot Lake	P5A 2S9	
District	East	Zoning	Commercial
Sub District	Elliot Lake	Lot Size	
Assessment \$	850,000.00	Acreage	
Annual Taxes	\$17,500.00 / 2020	Fronting On	West
Lease Price	/	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Located on the shores of Dunlop Lake, South Bay Park is situated only 10 min North of Elliot Lake, 2 hrs West of Sudbury or 2.5 hrs East of Sault Ste. Marie. This premium 15 acre property includes 3 lots, showcases breathtaking views, a boat launch and beautiful beaches. This property offers a rare opportunity to live, work and play. The spacious main home overlooks the bay and offers 3 bedrooms, 2 bathrooms and a large deck off the master bedroom, a picture perfect place to sit with your morning coffee or enjoy a glass of wine. A short distance from the main house is a large 40 x 16 shop with a wood stove. The park includes the main office, and bathrooms and showers for guests. This profitable seasonal park has been in business for almost 60 years. Financials available to qualified buyers & upon signing a confidentiality agreement. 72 hrs irrevocable on all offers. This little slice of paradise could be yours. Call today!!!

Directions
 Roll # **574100002002700**
 PIN **313950291,313950232,313950249**

Waterfront Y/N	Yes	Waterfront Name	Dunlop Lake
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No	PROPERTY FEATURES	Office Space, Outside Storage, Parking, Workshop/Storage
Date and Phase	N/A	HEATING TYPE	Forced Air
SPIS Y/N		HEATING SOURCE	Electric, Propane Gas
Survey Y/N	/	ACCESS	Municipal Road
Total SqFt	0.00	SITE INFLUENCES	Parks, Recreational Trails, Scenic View, Waterfront Lot
Occupancy	Owner	BASEMENT	Full Basement
Age	Age (Building) 26+ Years	SERVICES AVAILABLE	Hydro
Rental Equip		WATER/WELL	Dug Well
		SEWER/SEPTIC	Septic
		Septic Details	N/A
		EXTERIOR FINISH	Siding
		ROOF TYPE	Asphalt

Chattel Included Home: Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer & Dryer, Pool Table, Hot Water Tank, 5 Garbage Bins In Park: Office w/ Woodstove, Docks, Golf cart, 3 Fishing Boats w/ Motors, Riding Lawn Mower, Push Mower, Whipper Snipper, Park Gate Entrance, Canoe Kayaks

Seating Capacity	Parking # of Spaces	ANNUAL
Retail SqFt	# Stories	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp 10,000.00
Indust./Warehse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt		Annual Other Exp
Ceiling Height		Annual Total Exp
		Gross Income
		Net Operating Income

Listing Office	Oak Realty Ltd. - OFFC: 705-848-9000	Selling Office	
Sold Price		Firm Date	
Compliments of: MEGAN WOODS - OFFC: 705-848-9000		BROKERAGE STAFF	
E-mail admin@oakrealty.ca			
Company Name: Oak Realty Ltd. - OFFC: 705-848-9000			