

Trailer Park Asset

with **SIGNIFICANT** Growth Potential

49.4 ACRES



1.8 km

26 Salmon Side Rd



Zoning: RMH & RU5



Site Services: Hydro

FOR SALE



26 Salmon Side Rd, Rideau Lakes, ON K7A 4S5



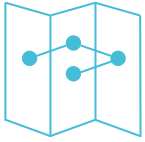
Highlights

- ✦ 1,013 ft. of frontage on Salmon Sd Rd, and 1,768 Ft of Depth
- ✦ Approximately 49 acres of mobile home park land
- ✦ Zoned Mobile Home Park Residential (RMH) & Rural (RU5)

Full Listing Assets [➤](#)

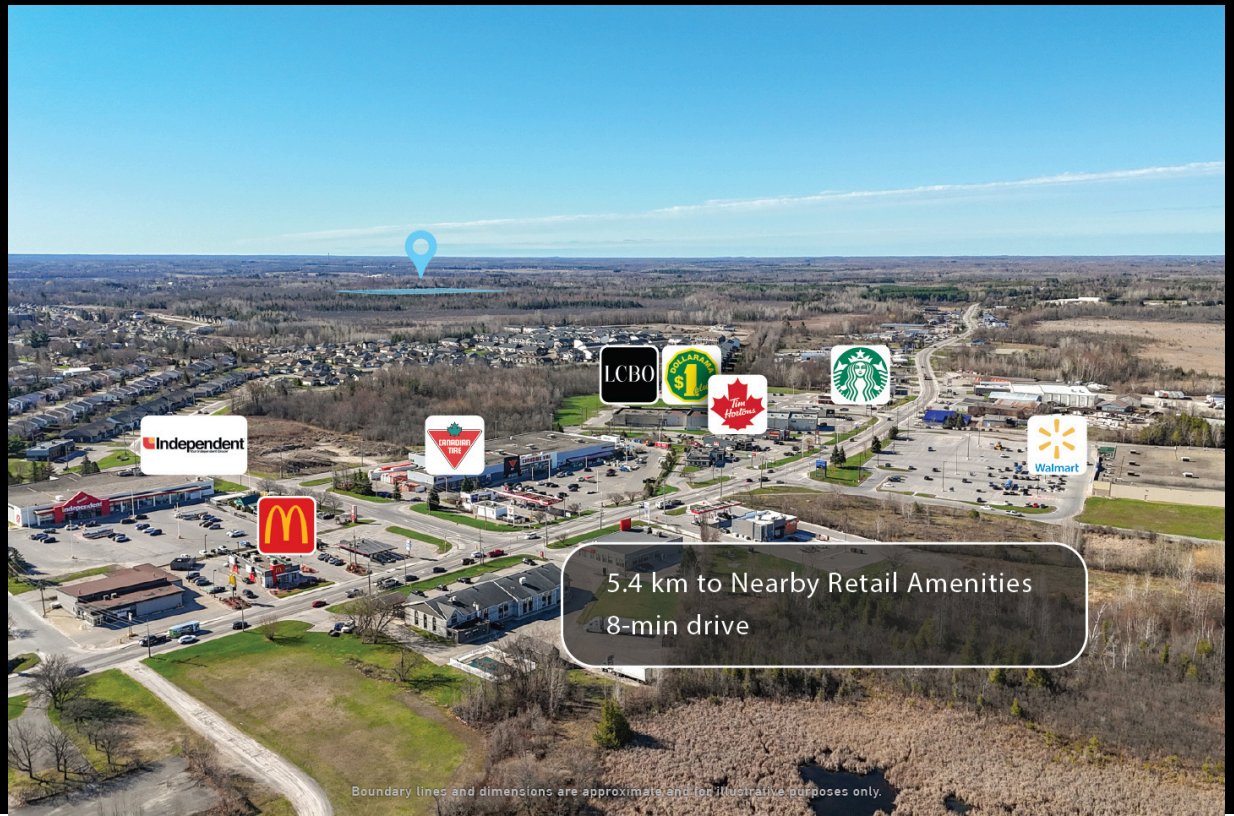
Property Description

26 Salmon Side Road represents a rare opportunity to acquire a fully occupied freehold land-lease community with meaningful scale and embedded growth potential. Encompassing approximately 49 acres, the property includes 47 occupied pads and one park-owned home, supported by a long history of full occupancy and stable in-place income. The offering is further strengthened by owner materials identifying both near-term expansion lands and substantial longer-term expansion area. Together, the existing income profile, land base, and future upside create a compelling foundation for buyers seeking a durable residential investment in the Smiths Falls market.

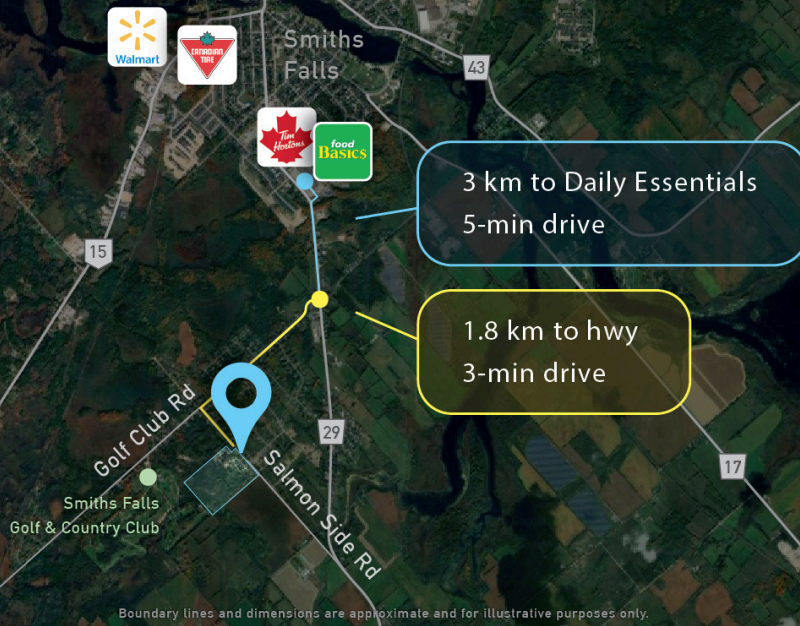


Surroundings

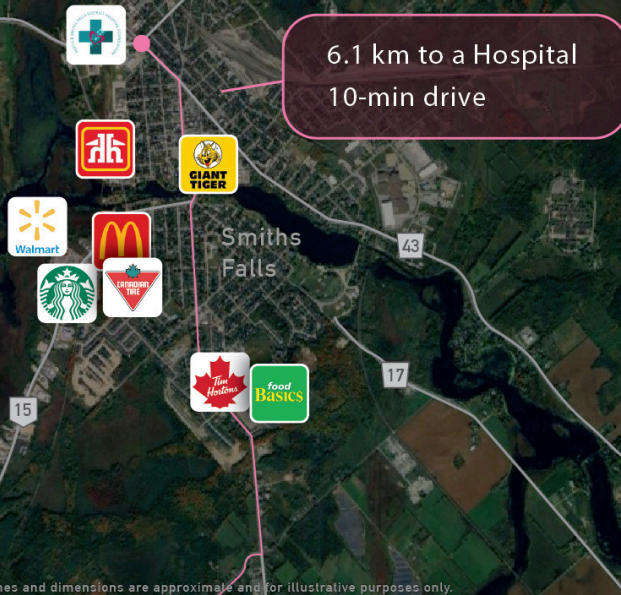
Situated within the broader Smiths Falls area, the property is minutes from established retail, dining, service, and healthcare amenities that support day-to-day needs and long-term residential demand. Nearby commercial centres, national retailers, and community services contribute to a convenient surrounding environment, reinforcing the property's position within a well-served residential market.



→ Tenant Demand Drivers



→ Area Retail Anchors



Connectivity

The property benefits from direct proximity to Highway 29, providing a clear north-south connection into the town centre and surrounding regional routes. This location supports reliable local and regional travel while maintaining a setting just outside the primary urban core.



Property Overview



Established Land Lease Community

26 Salmon Sd Rd benefits from existing residential improvements and site infrastructure, providing a functional base for ongoing operation.

Municipal Taxes: \$14,915

Links to Additional Details

 [Property Overview](#)

 [Zoning Map](#)

 [Zoning By-Law](#)

 [Environmental Information](#)

 [GeoWarehouse Property Report](#)

Demographics

Population

Total Population

783

Neighbourhood (NBH)

20,900

Community (COM)

12,090

City (CITY)

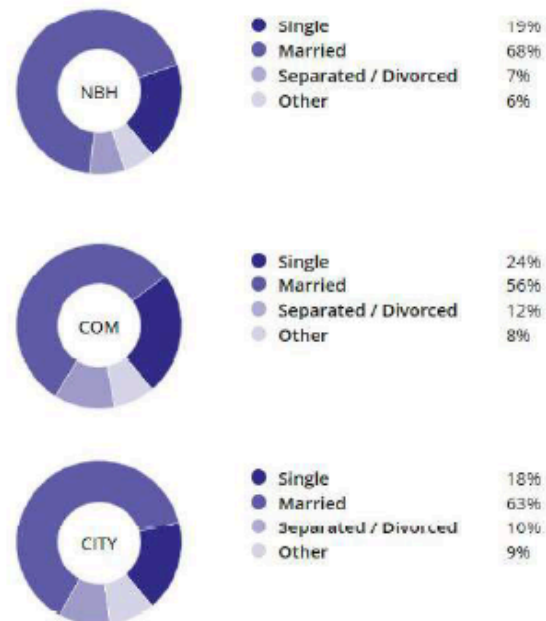
Gender



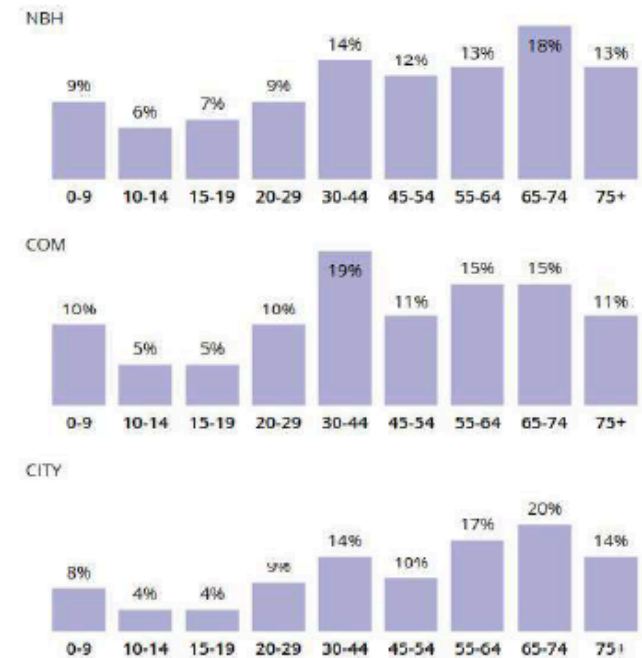
Family Status



Marital Status



Age Distribution



Demographics

Population

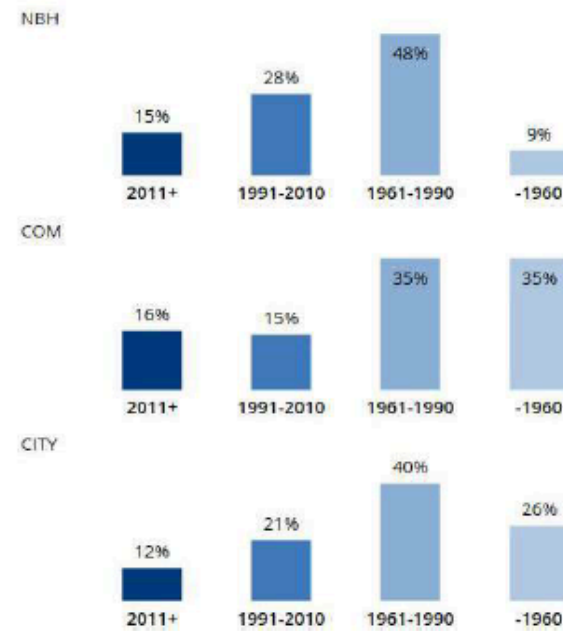
Structure Details

	 Total # of Occupied Private Dwellings	 Dominant Year Built
NBH	289	1961-1980
COM	8,965	Before 1960
CITY	5,107	Before 1960

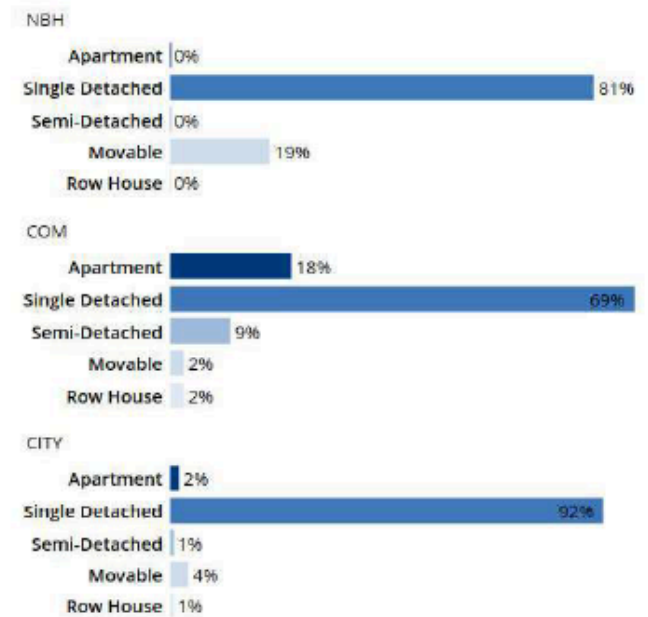
Ownership

	 Owned	 Rented
NBH	88%	12%
COM	71%	29%
CITY	86%	14%

Age of Home (Years)



Structural Type



Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

Disclaimer:

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

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