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# 35 RIVER RD E

WASAGA BEACH, ON

\$1,999,900.00

**Platinum Lion Realty Inc.**

301 - 104 King St W  
Dundas, ON L9H 0B4



**PLATINUM  
LION**  
REALTY INC.  
BROKERAGE

# Property Features



- 10 cabins and 5 cottages plus office
- Property Dimensions - 180' x 160'
- Zoned DC2H
- Prime location near beach and new casino
- Great potential to increase revenues
- Terrific redevelopment opportunity
- All structures and property well maintained and attractive
- All furniture and equipment included



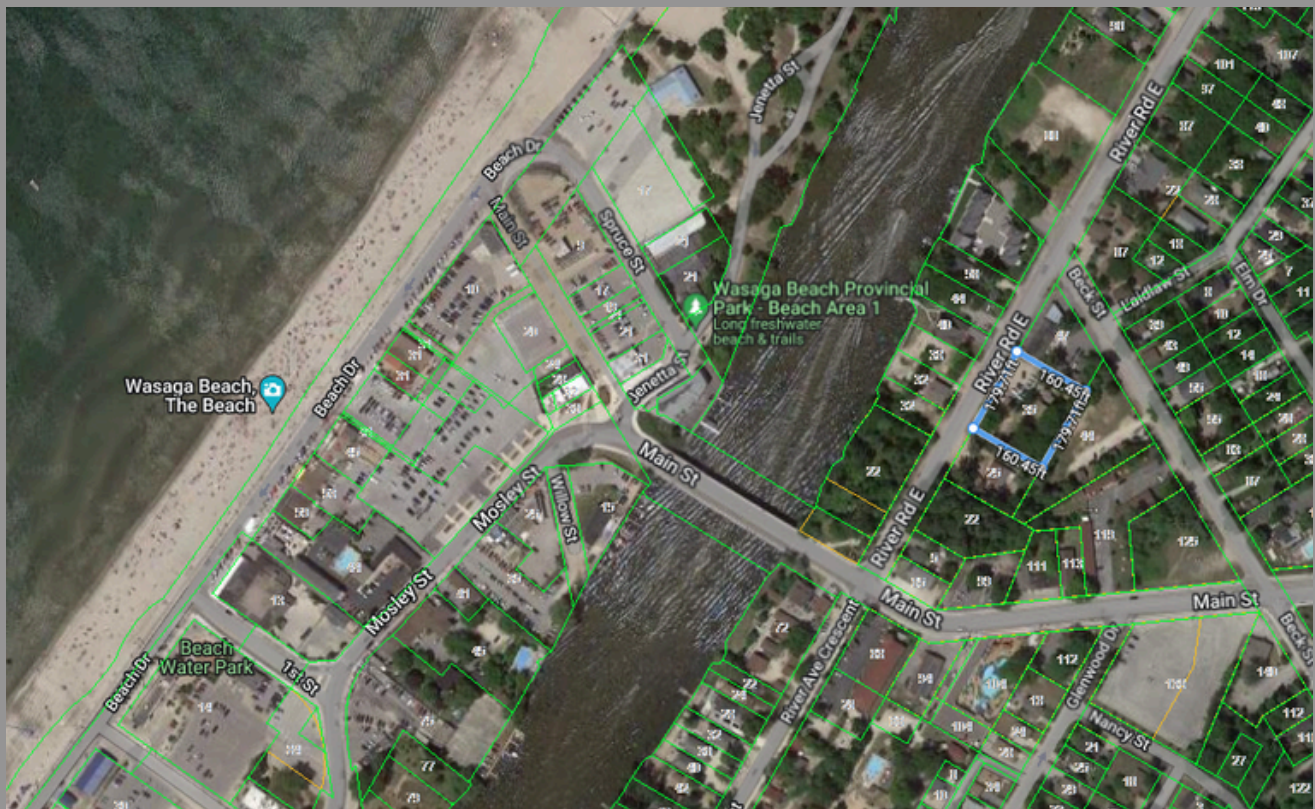
35 RIVER RD E

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# Property Location

In a prime location within Wasaga Beach, this property is walking distance to the beach area, and across from the river.

NOTE: This property may be combined with 47 River Rd E as a land assembly, offering an opportunity to combine operations to maximize profitability or redevelop a larger land parcel. Ask us for more information.



- 5 minutes walk from the popular beach area
- 1 minute drive from the beach
- 15 minutes down the road from Playtime Casino Wasaga Beach
- 20 minutes from the Collingwood Regional Airport
- Minutes from local retail, restaurants, activities, and entertainment

# Financial Overview

An investment in this property represents a unique opportunity to expand operations and grow the revenue substantially.

YEAR ENDING 2023

Year Ending 2023	Potential - Current Seasonal Operations - May to September	
Total Potential Revenue	16 Weeks x 15 Units x \$150/Night	\$252,000
General Vacancy	60% Occupancy	\$151,200
Current Actual		\$147,000
Expenses		\$17,500
Net Operating Income		\$129,500
Cap Rate		6.48%

## Cottage/Cabin Mix

**Cottages** - 11, 12, 14, 15, 16

**Cabins** - 1 to 7, 9, 10, 17

# The Opportunity

With improvements and optimizations, this business could realize larger profits, representing a massive ROI.

Improvements could include:

- winterization of cottages and cabins
- increased marketing efforts to increase occupancy
- additional income opportunities
- share expenses with other properties in portfolio
- much more



**Contact Us For More Information:**

Dennis Rego  
Sales Representative  
Platinum Lion Realty Inc.  
[dennis@platinumlion.ca](mailto:dennis@platinumlion.ca)  
905-537-7346

