



/// PROPERTY OVERVIEW

Investment Highlights



Property Background

The main property was acquired in 2015 by Ozone West Ltd. ("Ozone"), a health, wellness, and beauty products company headquartered in India. At the time of acquisition, the property featured a German-themed restaurant and 14 guest suites. Driven by a vision to establish a premier health and wellness destination in the Greater Toronto Area, Ozone has since invested approximately \$6 million in extensive building upgrades, infrastructure enhancements, high-end furnishings, and professional landscaping. Today, the property operates as a day and overnight spa, though it remains underutilized, primarily managed from overseas with the support of local staff. Ownership is actively exploring opportunities to bring on a joint venture operating partner or to pursue a sale to a group aligned with continuing and expanding the original vision and unlocking the full potential of this unique and highly improved asset.



Tranquil Location

Ideally situated just north of Highway 401, the subject property offers exceptional accessibility to both regional and metropolitan markets. Within a one-hour drive, the site draws from a local population base of approximately 90,000 in Northumberland County—including Cobourg, Port Hope, and Brighton—as well as over 125,000 residents in the adjacent Peterborough CMA. The property is also just over an hour from the Greater Toronto Area, one of Canada's largest and fastest-growing urban centres, with a population exceeding 6.7 million. This prime location positions the property as a compelling opportunity for a wellness retreat or future mixed-use or hospitality-focused redevelopment.



Turnkey Health & Wellness Spa with Upside Potential

Northumberland Heights Wellness Retreat & Spa offers investors the rare opportunity to acquire a fully operational, adults-only hospitality asset with a strong foothold in the growing wellness tourism sector. Featuring luxury accommodations, a full-service Ayurvedic spa, curated dining, and thoughtfully integrated indoor and outdoor amenities, the property is well-positioned to capture demand for experiential travel, corporate retreats, and health-focused getaways. With established cash flow, brand recognition, and clear potential for expansion or repositioning, this serene destination presents a compelling opportunity in one of Ontario's most accessible resort markets.



Significant Capital Investment by Ownership

Since 2018, ownership has invested approximately \$6 million in comprehensive upgrades and enhancements. Key improvements include the complete modernization of all 14 guest rooms, new high-quality furniture and fixtures, and the addition of full-service spa facilities with changerooms and wellness amenities. The lobby, reception, banquet, and restaurant areas have also been significantly improved to elevate the guest experience. Exterior grounds have been fully landscaped, further enhancing the property's appeal as a premium wellness destination. This substantial capital investment positions the asset for long-term operational success and future growth.



Expansion Opportunities

The Vendor has undertaken extensive due diligence to unlock the property's long-term growth potential, with a detailed vision for expansion across 12 adjacent acres. Plans include a 90-seat restaurant and bar, a 250-person banquet facility, a 50-person meeting space, and 32 new guest suites, complementing the existing 14 rooms. Enhanced spa and wellness offerings are also proposed, including a sauna, pool, yoga and gym facilities, and advanced treatment rooms. Additionally, preliminary municipal approval has been received for the construction of a barn-style building to accommodate storage, retail, gymnasium space, private offices, and a library. This strategic groundwork positions the asset for a substantial value uplift and broadens its appeal across hospitality, wellness, and corporate retreat markets.



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Property Details - 707 & 795 Northumberland Heights

Land Area	<p>Site 1: 79.19 ac (PIN 511290059) Site 2: 18.00 ac (PIN 511290060) Site 3: 9.27 ac (PIN 511290061) Site 4: 3.69 ac (PIN 511290110)</p>
Improvements	<p>Site 1: Day Spa Facility Site 2: Unimproved Site 3: Detached Residential Home Site 4: Unimproved</p>
Day Spa Overview	<ul style="list-style-type: none">• 14 Guest Rooms (2 suites, 12 standard rooms)• 7 treatment rooms with showers, 2 steam rooms, 2 saunas• Group exercise / fitness studio• Full-service restaurant - Main floor 150 seats, lower floor 36 seats• Banquet hall - capacity 140• Indoor and outdoor hot tubs• 24-hour reception• Commercial kitchen• On-site laundry facility• Built in 1965 - Renovated 2018/2021
Township of Alnwick Haldimand Zoning By-law	<p>Site 1: RC-6 (H) / Oak Ridges Moraine Site 2: RU - Rural Site 3: RR - Rural Residential Site 4: Rural</p>
Alnwick-Haldimand Official Plan	Rural / Environmental Protection / Oak Ridges Moraine / Natural Linkage (Sch. C-5)
Northumberland County Official Plan	Oak Ridges Moraine / Rural Area



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Building Features - 795 Northumberland Heights

Structure:

- Poured concrete foundation
- Wood superstructure
- Pine wood siding
- Castle cut stone,
- Stained glass windows

Layout:

- The subject is a two-storey structure
- The main floor contains the front desk, lounge dining room, kitchen, guest rooms and outdoor patio
- The lower level contains the spa, fitness facility, recreation room, and guest rooms
- Outdoor space includes a restaurant patio, walking paths and open-air hot tubs
- On-site parking is available within the property
- The hotel offers 14 total rooms (including 2 suites)

Room Features / Finishes:

- Rooms are finished with broadloom flooring as well as ceramic tile in the bathrooms.
- Individual temperature control.
- All rooms have three or four-piece bathrooms
- Recent renovations have been made to all bathrooms within Garden Suite rooms.
- Guest rooms include irons, ironing boards, coffee makers and cable television. Refrigerators and microwaves are available in some rooms.



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Building Features - 707 Northumberland Heights

Storeys	Bungalow – Backsplit
Bedrooms	5 Bedrooms
Bathrooms	3 Bathrooms
Basement	Finished, walk-out
Air Conditioning	Central
Fireplace	Yes
Sewer	Septic
Water	Well
Parking	4 spaces



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Northumberland Heights – Wellness & Retreat Spa Overview

Nestled on an expansive, nature-rich property in Northumberland County, Northumberland Heights Wellness Retreat & Spa presents a unique opportunity to acquire a fully operational, hospitality asset with a proven wellness offering and significant upside. This adults-only destination combines luxury accommodations, a full-service Ayurvedic spa, curated culinary experiences, and thoughtfully designed indoor and outdoor amenities, positioned to capitalize on growing demand for wellness tourism, corporate retreats, and experiential travel. With established cash flow, brand recognition, and potential for further development or repositioning, the property represents a compelling investment in one of Ontario's most serene and accessible resort markets. Key service offerings include:

Accommodations & Guestroom Amenities

- » 14 individually designed suites, including Comfort Suite, Comfort Spa Suite, Garden Suite and Garden Spa Suite
- » Premium in-room comforts: memory-foam beds with down comforters, blackout drapes, flat-screen TVs (55"), air conditioning, complimentary bottled water, in-room coffee/tea, bathrobes, slippers, hairdryer, and luxury toiletries
- » Work-friendly details including desk and chair, free in-room & public Wi Fi, complimentary local calls.

Wellness & Recreational Facilities

- » Full-service spa featuring 7 treatment rooms (including couples and outdoor rooms).
- » Extensive treatments menu: deep-tissue, hot stone, Swedish, Thai, aromatherapy, reflexology, couple's packages, mud wraps, facial/body scrubs.
- » Traditional healing offerings: Ayurvedic therapies like Shirodhara, Abhyanga, Udvartana, Kizhi.
- » Hydro-thermal amenities: hot tubs (indoor/outdoor), steam rooms, saunas, foot baths, relaxation lounges.
- » Mind-body fitness: daily yoga classes (Hatha, Vinyasa, Yin, Stretch), guided nature walks, forest bathing, biking trails.

Dining & Culinary Experience

- » On-site Riverside Restaurant & Bar serving breakfast, lunch, dinner, and high tea.
- » Snack bar/deli in the lobby, plus coffee/tea service.
- » Custom culinary sessions available, such as chef-led cooking experiences.

Outdoor Amenities & Event Spaces

- » Expansive terrace, manicured garden, outdoor picnic space, and lakeside walking trails
- » Event facilities: meeting and conference space (~3,000 sq ft) ideal for corporate retreats, workshops, and weddings.
- » Very large outdoor patio/seating area and hot tub



Guest Services & Accessibility

- » Transportation options: 24-hour airport and beach shuttle for a fee, free on-site self-parking
- » 24/7 front desk with multilingual concierge staff, luggage storage, locker rooms, and ironing services
- » Adults-only retreat.

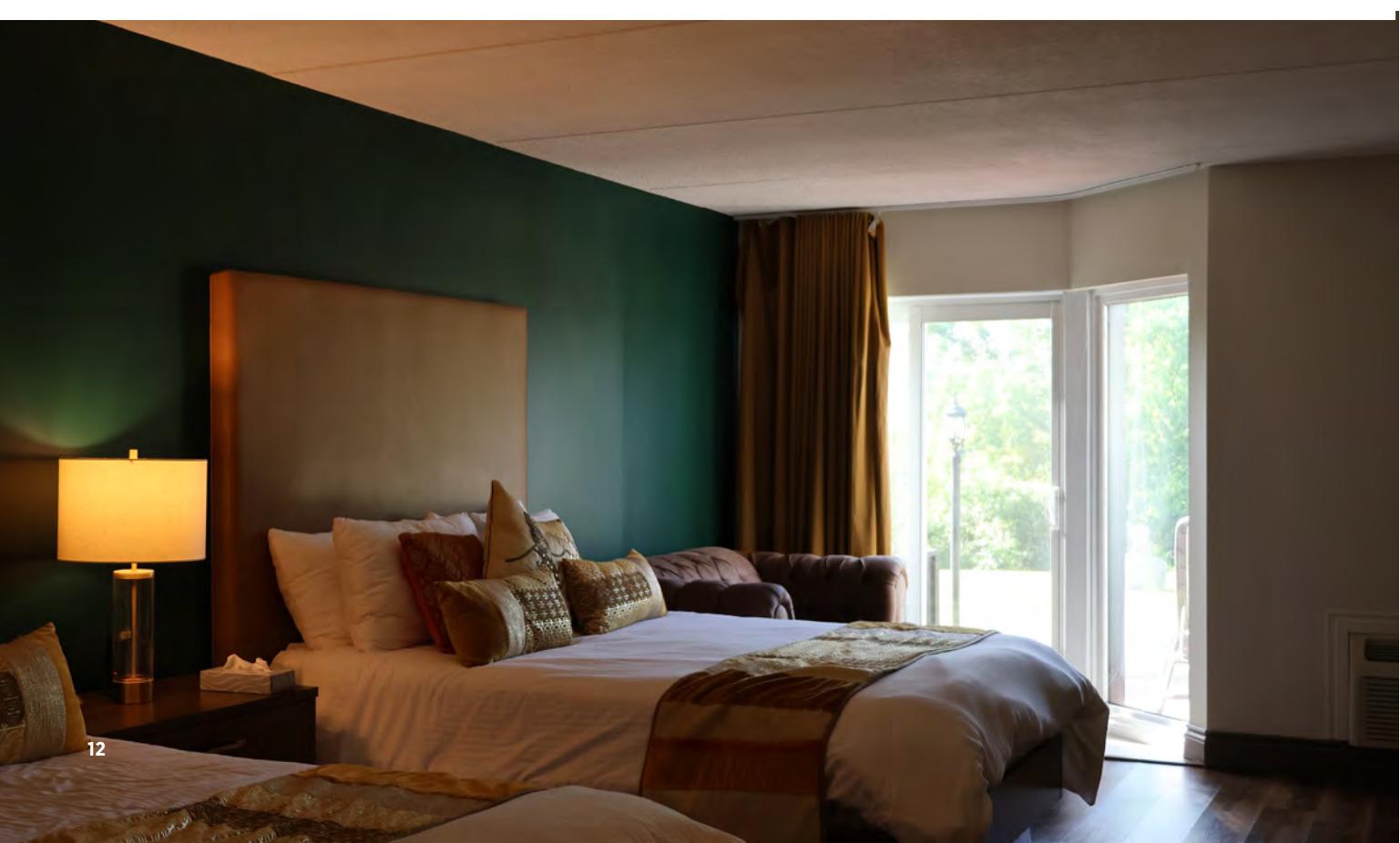
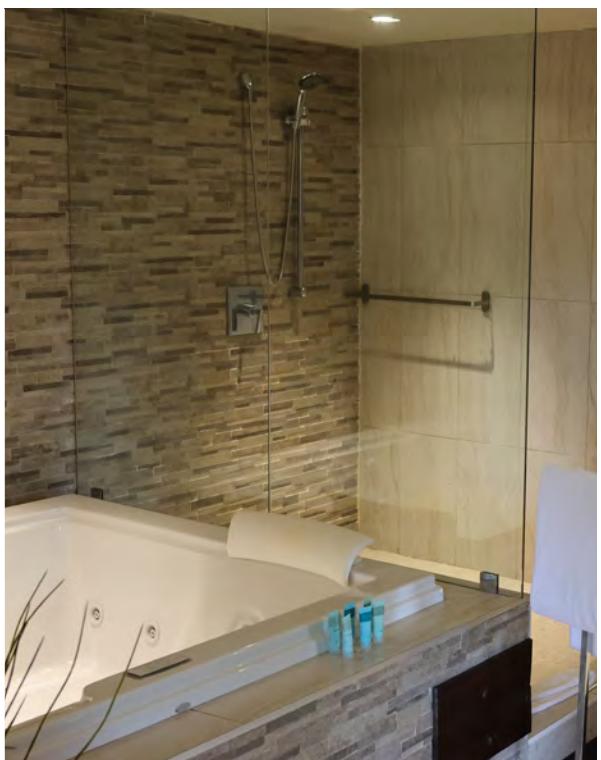
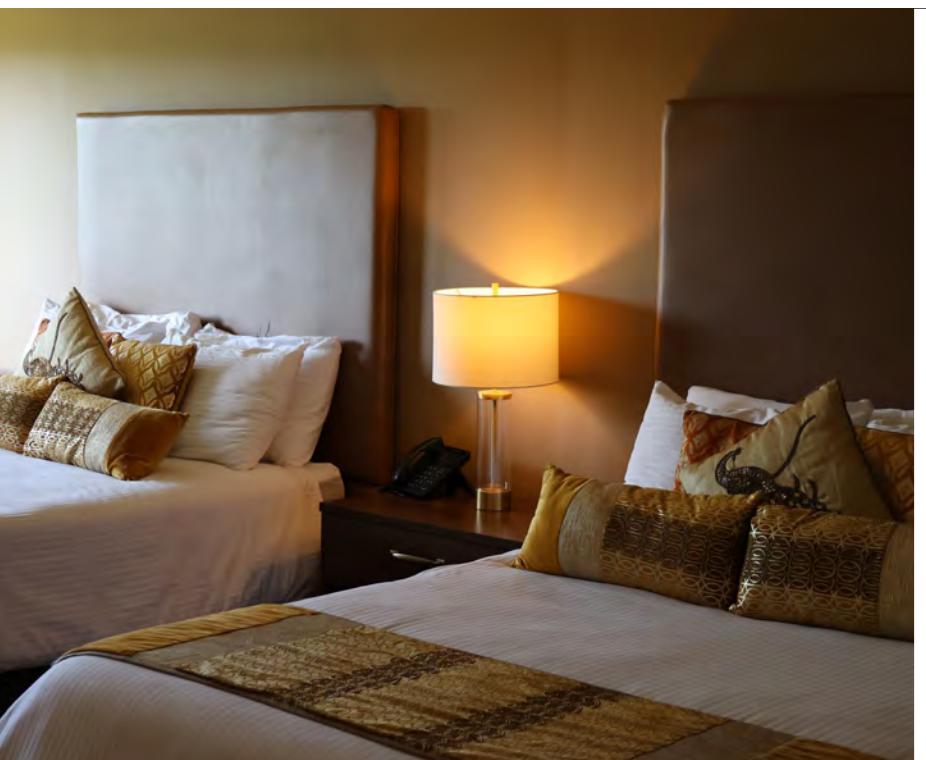
Day & Overnight Packages

- » Spa-day experiences: day-use access to spa and hydro-thermal facilities, high tea, yoga, lunch, spa treatment credit
- » Overnight packages: accommodations in Comfort Suite, exclusive spa access, breakfast, yoga, trail access, shared spa credits, board games, bike trails.



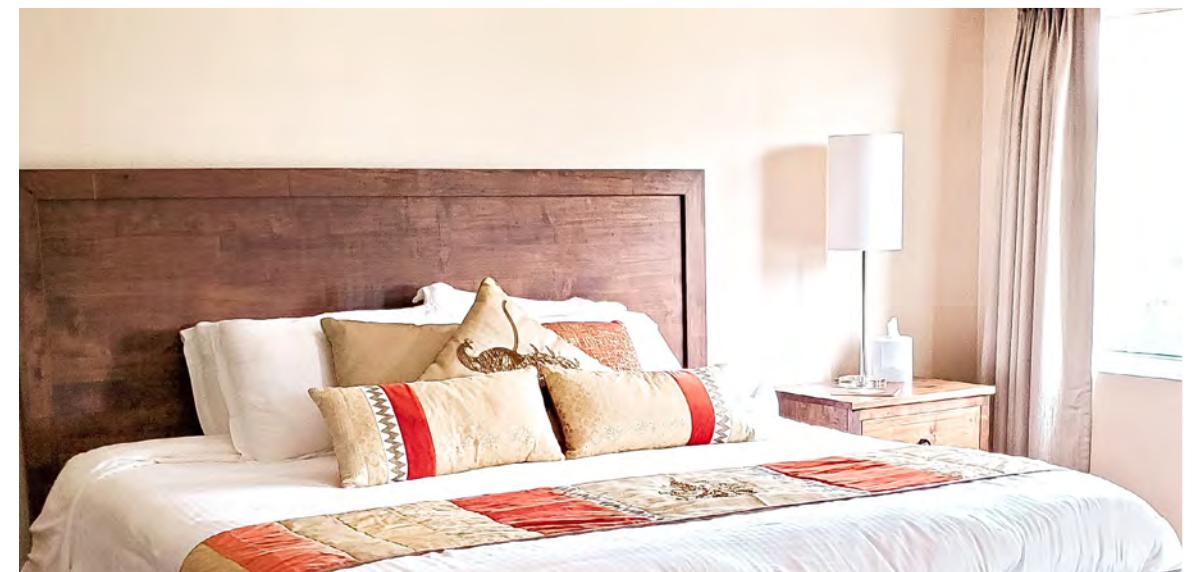
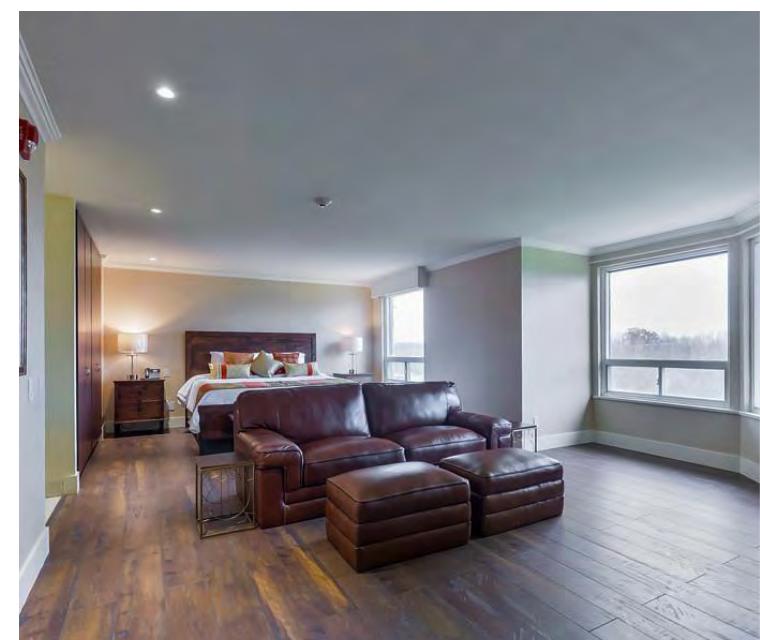
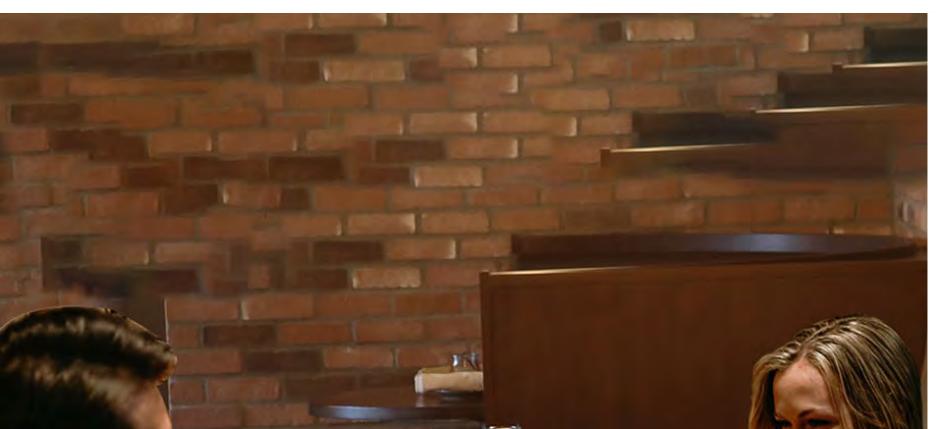
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Northumberland Heights – Wellness & Retreat Spa Overview



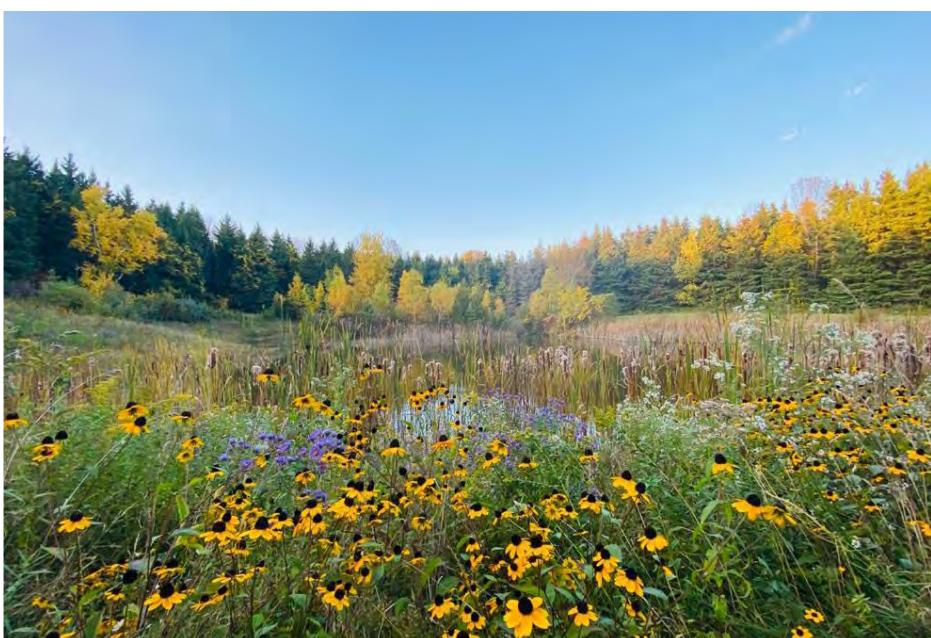
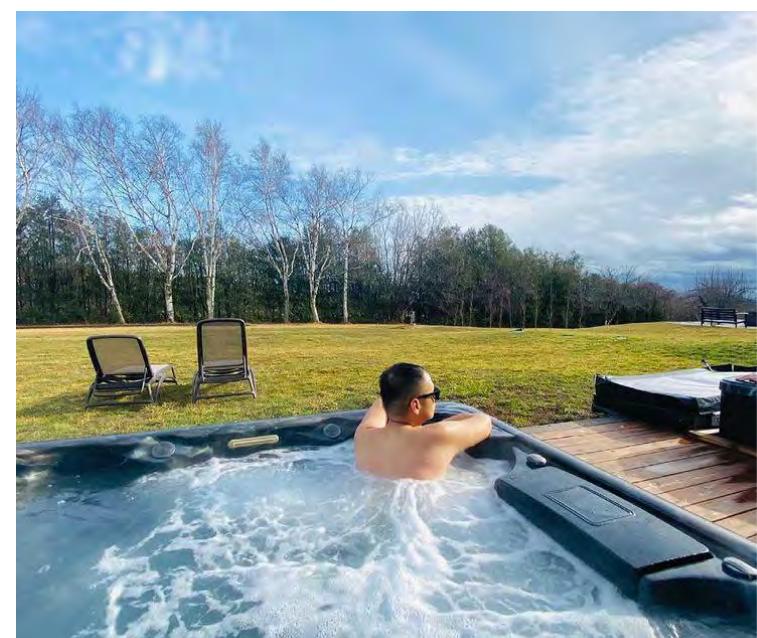
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Northumberland Heights – Wellness & Retreat Spa Overview



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Northumberland Heights – Wellness & Retreat Spa Overview



Customer Satisfaction & Following

 **10,700**
Instagram Followers

 **8.0/10**
Booking.com Online Reviews

 **4.0/5**
Trip Advisor Score

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Expansion Potential

The Vendor has completed significant due diligence to demonstrate the expansion potential at the Property. The primary expansion area will be comprised of 12 acres adjacent to the existing improvements, and will include the following:

- » Restaurant/Bar (90 persons);
- » Banquet Facility (250 persons);
- » Meeting Room (50 persons);
- » Additional Guest Suites (32 new in addition to the 14 existing); and
- » Expanded Spa/Wellness Services (i.e. sauna, pool, yoga/gym, skin nourishment and treatments).

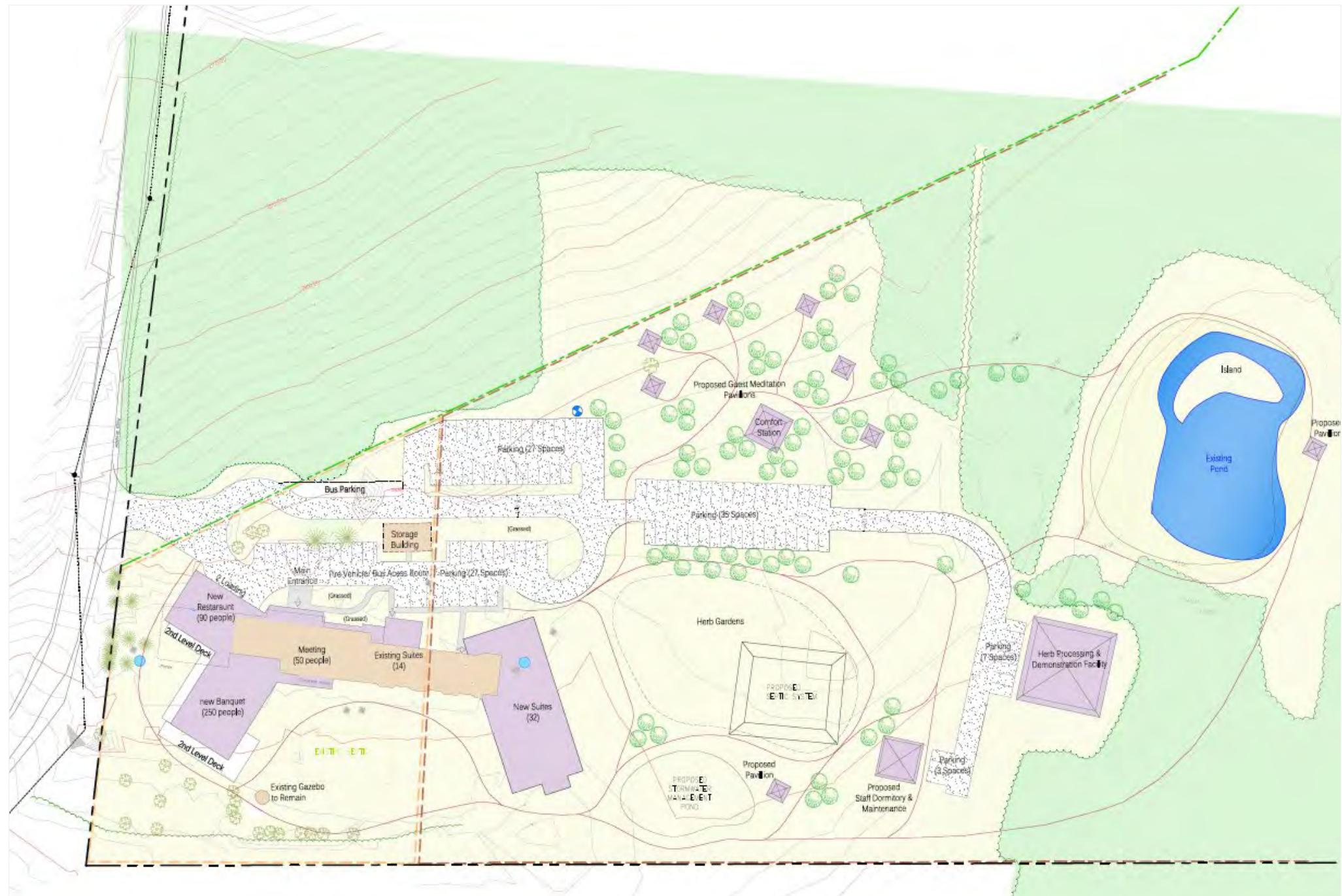
In addition to the above, the Vendor has prepared an application to submit to the municipality for a barn building. Preliminary approval has been received, subject to formal application for a building permit. The barn will house office, storage and public uses including:

- » Basement Storage Facility
- » Retail & Gymnasium
- » Private Offices & Library

Additional Uses

The Property may also have potential for the following alternative uses, subject to conversations with the local municipality:

- » Pharmaceutical / R&D Hub
- » Social Impact Projects
- » Integrated Health Campus
- » Retirement / Assisted Living Community
- » Eco-Tourism & Adventure Park
- » Education and Vocational Training Campus
- » Boutique Winery or Agri-tourism Estate
- » Golf Course and Clubhouse
- » Seasonal Campgrounds and Recreational Vehicle (RV) Parks
- » Retail and Commercial Establishments
- » Cultural or Educational Facilities
- » Event and Wedding Venue
- » Conservation and Nature Tourism (Open Space Zoning)



/// LOCATION OVERVIEW

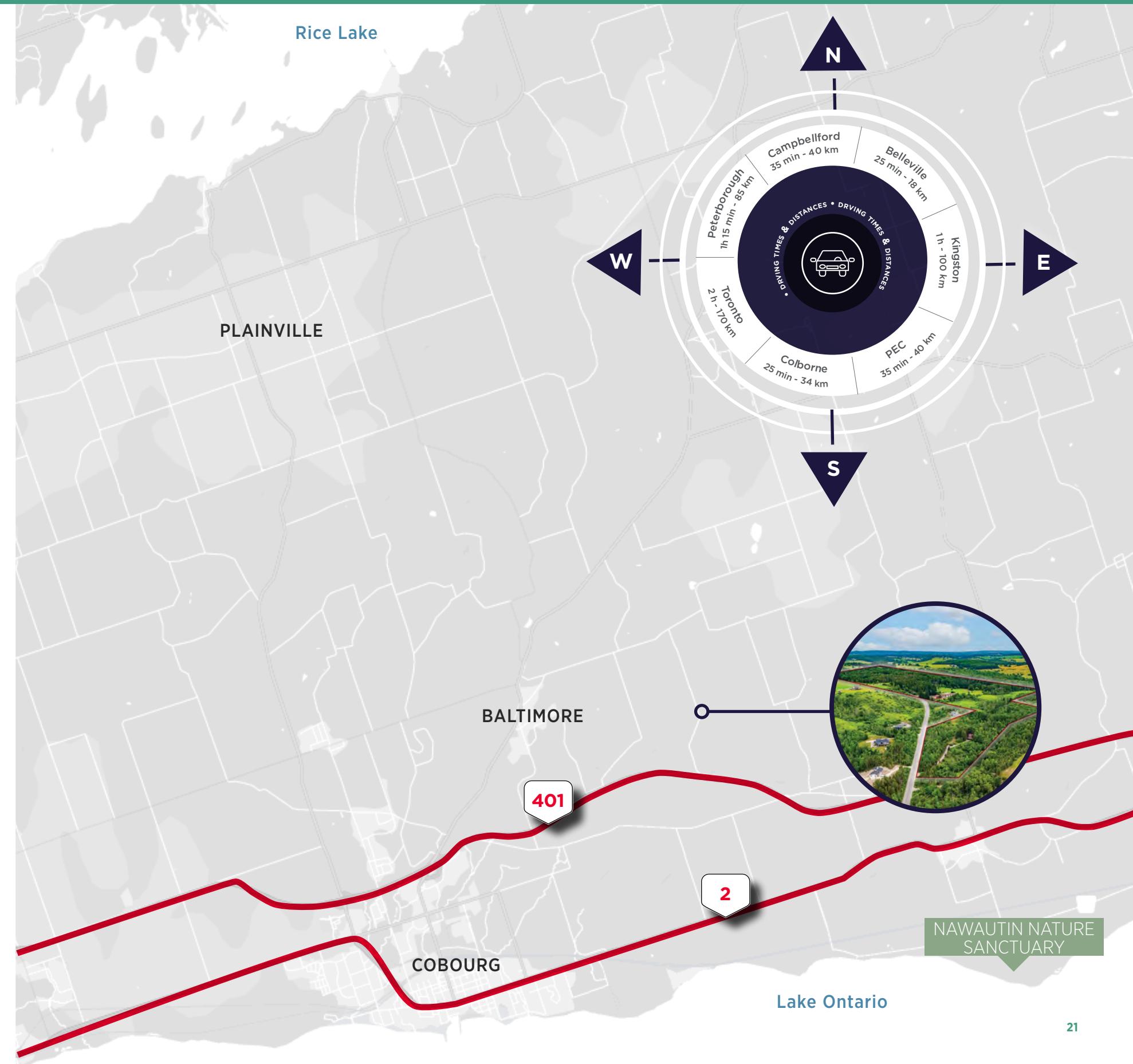
Location Overview

Northumberland County, situated along the northern shore of Lake Ontario in Southern Ontario, is a vibrant and diverse region known for its rich history, natural beauty, and strong sense of community. The county encompasses a collection of municipalities, each contributing unique character and strengths to the region. These municipalities include the Town of Cobourg, the Municipality of Port Hope, the Town of Brighton, the Municipality of Trent Hills, the Township of Alnwick/Haldimand, the Township of Cramahe, and the Township of Hamilton.

Cobourg serves as a regional hub for commerce, tourism, and lifestyle, offering an attractive blend of small-town charm and strategic connectivity to major urban centres. Cobourg has seen steady population growth, fueled by an influx of residents seeking a higher quality of life with more affordable real estate compared to the Greater Toronto Area. The town is well-served by regional transit links, including VIA Rail, and is easily accessible via highway and commuter routes, making it a desirable destination for weekend travelers, retirees, remote workers, and hospitality-seeking visitors alike.

A growing regional economy supported by healthcare, education, manufacturing, and government services underpins demand for both residential and commercial real estate. Additionally, Cobourg's historic downtown, vibrant waterfront, and strong tourism appeal, including beaches, marina, festivals, and heritage sites which are continuing to drive year-round visitation and investment interest in the hospitality sector.

The subject Property benefits from its strategic positioning north of Highway 401, providing excellent accessibility to both regional and metropolitan markets. Within a one-hour drive, the property captures a local population of approximately 90,000 in Northumberland County, including Cobourg, Port Hope, and Brighton. It also draws from the nearby Peterborough CMA, home to over 125,000 residents. Critically, the site lies just over an hour from the Greater Toronto Area, one of Canada's largest and fastest-growing urban centres, with a population exceeding 6.7 million. This unique positioning allows the property to serve as both a sought-after wellness destination and a high-potential asset for future mixed-use or hospitality-focused development.



/// DEVELOPMENT OVERVIEW

Land Use Planning Overview

The subject property has a split zoning with distinct four zoning designations across its total area. The split zoning framework must be carefully considered in relation to permitted uses, built form, and any site-specific provisions that may apply to each site:

RC – Recreational Commercial Zone

Map 22 of Schedule A changes in the new By-law 100-2010 amended by passing a new By Law 52-2018: As per this, zone classification of NH (which is part of Part Lot 34, Concession 3, Geographic – Haldimand) from Rural or Recreational Commercial Exception 6 to RC-6 (H).

Permitted Uses in the RC-6 (H) Zone:

- » An assembly hall
- » A bake shop
- » A banquet hall
- » An eating establishment
- » A tourist establishment
- » A private park
- » Herb Gardens
- » An herb processing and demonstration facility
- » An accessory staff dormitory

Note:

- » **Herb Processing:** means the collection of herbs and flowers grown on-site, drying, and then extraction of oils from the dried plant material.
- » **Herb Processing and Demonstration Facility:** means a building or a structure where herb processing occurs and where a demonstration program about herb processing will be available to patrons and guests.

RR – Rural Residential

Permitted Uses in the RR Zone:

- » Single detached dwelling
- » Converted dwelling with a maximum of two dwelling units, provided one unit does not exceed 65.0 square metres
- » Secondary dwelling
- » Bed and breakfast establishment
- » Group home
- » Hobby farm
- » Home occupation
- » Hospice care centre
- » Public use, in accordance with Section 4.28.1 of this By-law

ORML – Oak Ridges Moraine Linkage Zone

Permitted Uses in the ORML Zone:

- » Fish, wildlife, and forest management
- » Conservation projects and flood/erosion control projects
- » Agricultural uses
- » Transportation, infrastructure, and utility uses (in accordance with the applicable policies of the Official Plan)
- » Home businesses
- » Home industries
- » Bed and breakfast establishments
- » Farm vacation homes
- » Low-intensity recreational uses
- » Unserviced parks
- » Wayside pits
- » Accessory uses

RU – Rural

Permitted Uses in the RU Zone:

- » Single detached dwelling
- » Converted dwelling containing a maximum of two dwelling units
- » Secondary dwelling unit
- » Abattoir
- » Agricultural or farm use
- » Agriculture-related WEGS (in accordance with Section 4.37 of this By-law)
- » Bed and breakfast establishment
- » Cemetery
- » Commercial kennel
- » Commercial greenhouse
- » Conservation area, including:
 - » Recreation activities
 - » Nature study
 - » Wildlife areas
 - » Other similar uses that support the preservation of the natural environment
- » Farm produce outlet
- » Feed mill
- » Forestry and reforestation
- » Garden nursery sales and supply establishment
- » Grain cleaning plant
- » Grain drying and storage facility
- » Group home
- » Home industry
- » Home occupation
- » Livestock sales barn
- » Portable asphalt plant
- » Public use (in accordance with Section 4.28.1 of this By-law)
- » Riding or boarding stable
- » Veterinary clinic
- » Wayside pit or quarry

*Purchaser to complete their own due diligence with respect to applicable land use planning policies and permitted uses.

/// OFFERING PROCESS

Offering Process

Terms of Sale

Cushman & Wakefield ULC has been retained as exclusive advisor ("Advisor") to seek proposals for the disposition of 707 and 795 Northumberland Heights Road, Alnwick Haldimand, Ontario. The Property is offered for sale unpriced and will be sold free and clear of debt.

Process

Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the information on the Property. Offers will be considered on an as-received basis and all enquiries (including tour requests and pricing guidance) and offers should be addressed to the attention of Peter McGoey.

Peter McGoey
Vice President
Commercial Sales & Leasing
T: 416 756 5436
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