

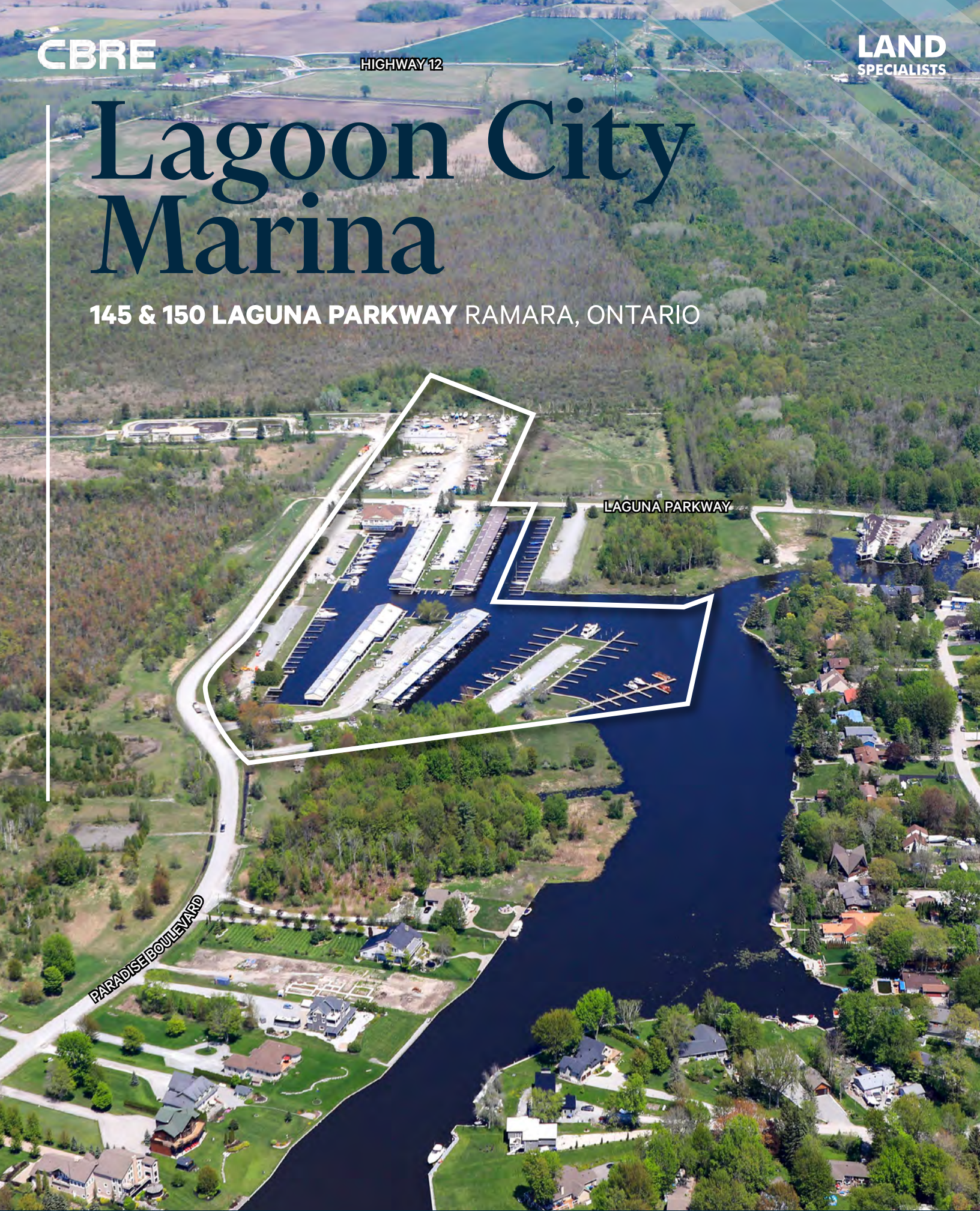
CBRE

HIGHWAY 12

**LAND
SPECIALISTS**

Lagoon City Marina

145 & 150 LAGUNA PARKWAY RAMARA, ONTARIO



LAGUNA PARKWAY

PARADISE BOULEVARD

FULLY FUNCTIONAL MARINA ON THE SHORES OF LAKE SIMCOE

The Offering

LAGOON CITY MARINA

The Site is improved with a full-service Marina Complex featuring service docks, boat service facilities, 277 open and covered boat slips 20` to 60` (77 of which are under long-term leases to third parties), two gas docks, a workshop, storage yard and Marina Building. The 2-storey Marina Building houses a restaurant (seasonal) and showroom. The complex also features tennis courts and a swimming pool. The Marina is currently leased on a month-to-month basis.

All typical public services are available to the subject neighbourhood including gas, water, sanitary sewers, hydro electric power, etc. as well as all available municipal services such as fire and police protection, garbage removal, etc.

PROPERTY DETAILS

Location	Laguna Parkway and Paradise Drive, Lagoon City, Ramara
Size	± 17.97 ac. including boat channels and riparian rights. The marina tenant also occupies a ± 5.68-ac. parcel on the east side of Laguna Parkway
Parking	On-site parking for ~400 cars
Services	All municipal services are available to the Site. Each slip has available water and electric power hook-ups
Official Plan	Natural Protection Area
Zoning	Village Commercial 4 (VC-4); and Active Recreation (AR-2 (P) and AR-10) Village Commercial Permitted Uses <ul style="list-style-type: none"> • Business, Professional & administrative • Commercial parking lot • Convenience retail establishment • Dwelling units above first storey • Eating establishment • Financial institution • Funeral home • Hotel or motel • Individual care facility



MARINA SUMMARY

Total Slips	277 Slips <ul style="list-style-type: none"> • 101 Slips are covered • 176 Slips are open
Occupancy	77 Slips are long-term 100 year lease which are Dockos (condominium dock slips) and are managed by the marina operator

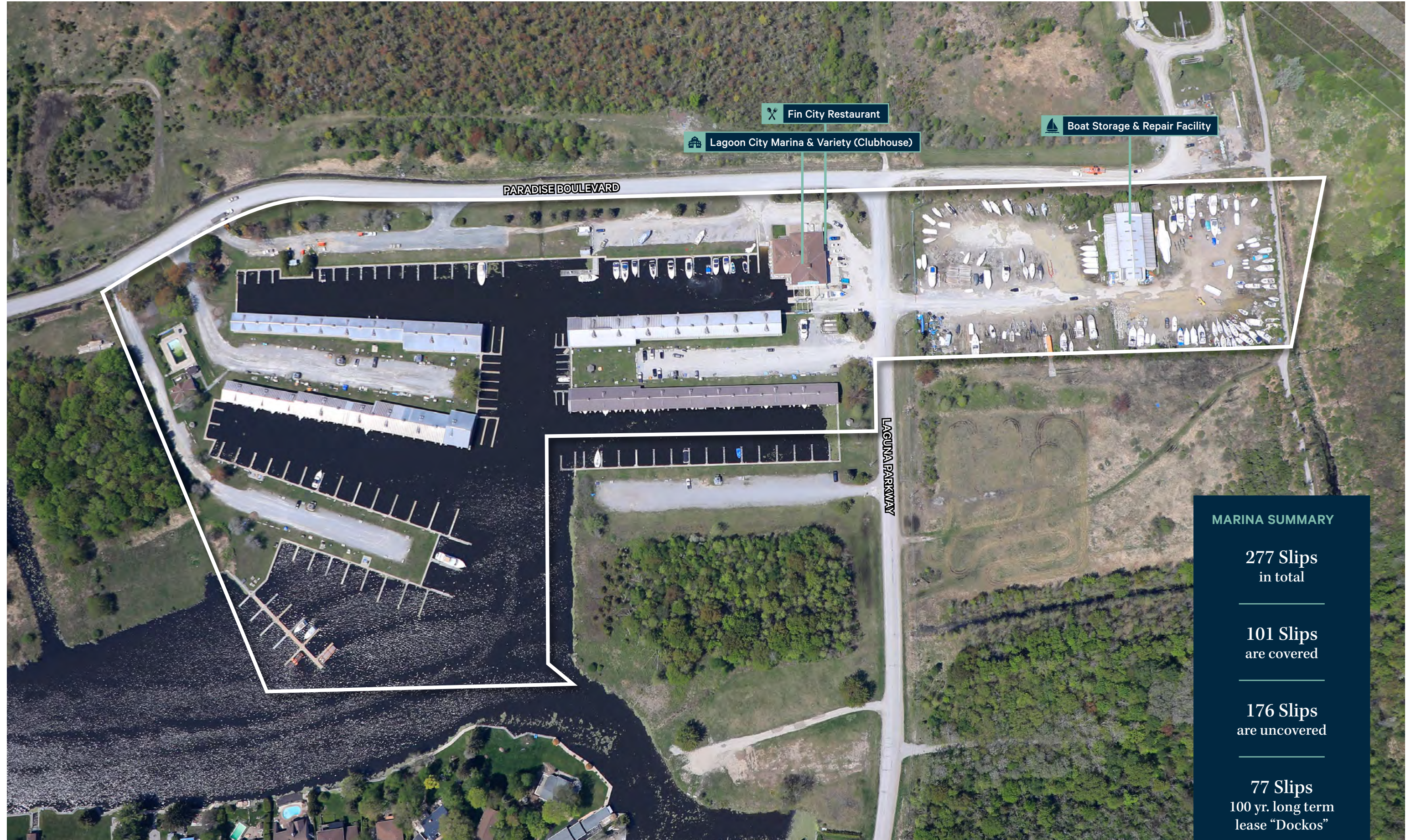
LAGOON CITY OVERVIEW

Lagoon City is a neighbourhood located on the eastern shore of beautiful Lake Simcoe. Affectionately known as the Venice of Ontario, this community offers over 10 miles of canals and an expansive waterfront. There are various recreational activities in the area such as park facilities, Lagoon City Beach, tennis courts and more. Visitors are able to rent watercrafts from Jet Skis to Pontoon Boats. Additionally, there are overnight accommodations at the Lagoon City Pier One Resort which is a waterfront family-friendly resort offering kayaks and bicycles, a pool and sauna, and a full-service dining room, including an outdoor patio. There are other restaurants and retail stores throughout this four-season neighbourhood, in addition to other amenities that can be found in the neighbouring Town of Brechin. The Site is just off of Highway 12 which offers excellent connectivity throughout the region.

<https://www.orillialakecountry.ca/loc/lagoon-city-ontario/>

Marina Overview

LAGOON CITY MARINA



MARINA SUMMARY

277 Slips
in total

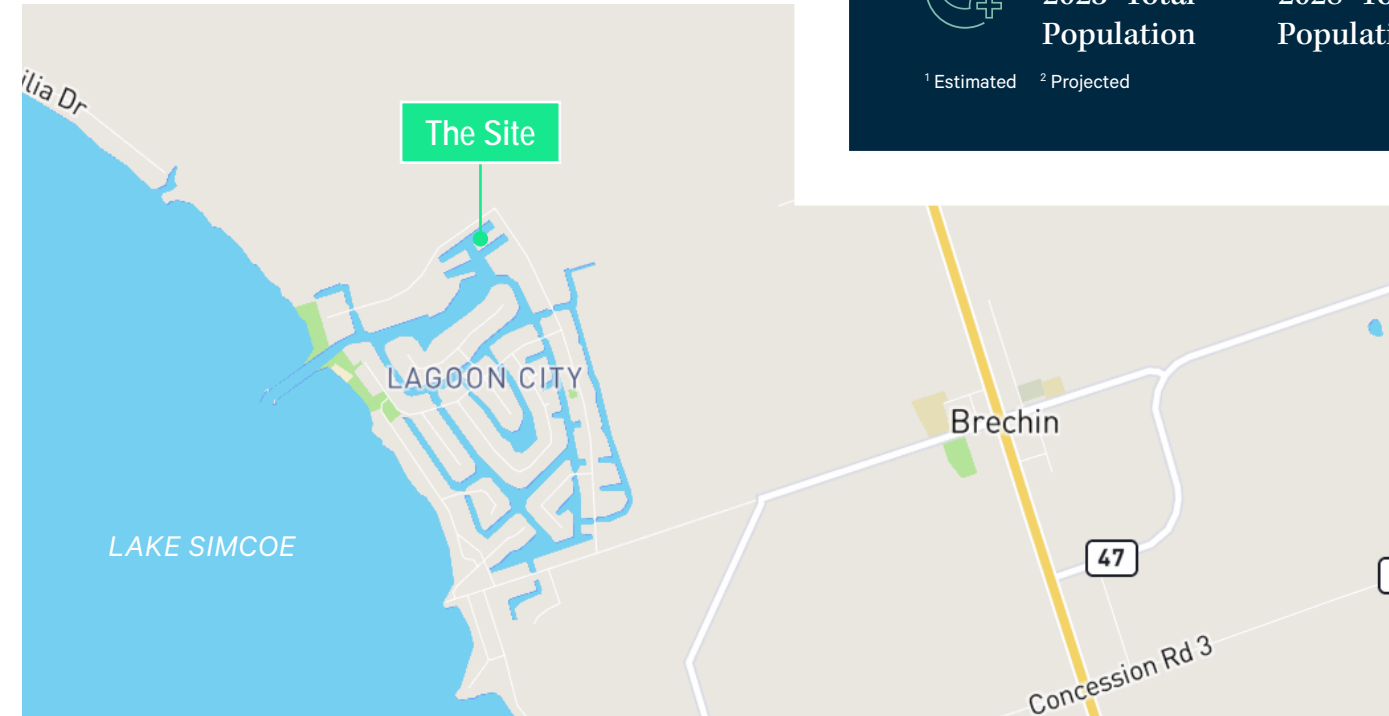
101 Slips
are covered

176 Slips
are uncovered

77 Slips
100 yr. long term
lease "Dockos"

Location Overview

LAGOON CITY MARINA



DEMOGRAPHICS - 10KM RADIUS FROM THE SITE

	5,624 2023 ¹ Total Population	6,319 2028 ² Total Population	+12.3% Population Change 2023-2028 ²		\$105,969 2023 ¹ Average Household Income	\$124,533 2028 ² Average Household Income		91.3% 2023 ¹ Owned Dwellings	8.7% 2023 ¹ Rented Dwellings
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¹ Estimated ² Projected

Source: Environics Analytics, 2024



DRIVE TIMES

- 5-minutes**
3.7 km
Brechin
- 20-minutes**
24.6 km
Orillia
- 45-minutes**
61.1 km
Barrie
- 60-minute**
78.8 km
Newmarket
- 75-minutes**
77 km
Oshawa

145 - 150 LAGUNA PARKWAY, RAMARA ONTARIO



Lagoon City Pier One Resort



Lagoon City Canal View



Lagoon City Beach on the shore of Lake Ontario



Fin City Restaurant at Lagoon City Marina

DUE DILIGENCE

Supporting material has been made available in CBRE's confidential online property library. Prospective purchasers seeking property library access are asked to complete this offering's Confidentiality Agreement using the CA submission button at the link below:

- Dockominium Lease Agreement
- Lagoon City Marina Lease
- Fin City Restaurant lease
- 5-Year Capital Plan Marina

[CLICK HERE TO SUBMIT CA](#)

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

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ASKING PRICE: \$4,500,000



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* Sales Representative | All outlines approximate

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