



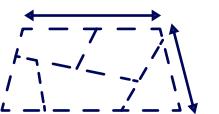
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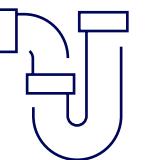
Huron County

Auburn River - 1,415 FT
Water Frontage

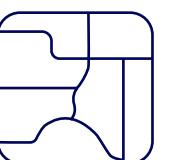


Site Area

24 Acres



Private Water
Private Septic
with ECA



Zoning

R4-1 Residential Park



Total Sites

50 Serviced & 10 Potential

Executive Summary

Colliers International ("Colliers" or the "Advisor") is pleased to offer for sale Turnberry Estates (the "Property"), an approx. 24 acre, 50-site Year round land lease community with 1,415 feet of waterfront.

The subject property is currently improved with all new septic lines, septic pumps, new roads, new water filtration systems, and the potential for an additional 10 sites with no additional septic capacity needed. The property includes an 1,800 SF clubhouse, 1,800 SF workshop/shed, and a swimming pool.

The property is strategically situated 4 minutes from downtown Wingham, 25 min drive from public beaches on Lake Huron, and 1 hour from Kitchener Waterloo.



Property Overview

ADDRESS	39724 Amberley Road
LOCATION	Wingham, Ontario
MUNICIPALITY	Morris - Turnberry
OWNERSHIP TYPE	Freehold
ASSET TYPE	Multifamily Land Lease Community
ZONING	R4-1 Residential Park, FW (water front parcel)
LOT SIZE	24 Acres (Parcel 1: 20.3 acres & Parcel 2: 4 acres.)
SITE COUNT	Mobile Home Sites: 46 Vacant Serviced Lots: 4
WATER FRONTAGE	1,415 FT

LEGAL DESCRIPTION:

Parcel 1:

410 47 PL WINGHAM; HLT 48 PL 410 WINGHAM; LT 49 PL 410 WINGHAM; LT 50 PL 410 WINGHAM; LT 51 PL 410 WINGHAM; LT 52 PL 410 WINGHAM; LT 53 PL 410 WINGHAM; LT 54 PL 410 WINGHAM; LT 55 PL 410 WINGHAM; LT 56 PL 410 WINGHAM; LT 63 PL 410 WINGHAM; LT 64 PL 410 WINGHAM; LT 65 PL 410 WINGHAM; LT 66 PL 410 WINGHAM; LT 67 PL 410 WINGHAM; LT 68 PL 410 WINGHAM; LT 69 PL 410 WINGHAM; LT 70 PL 410 WINGHAM; LT 97 PL 410 WINGHAM; LT 98 PL 410 WINGHAM; LT 99 PL 410 WINGHAM; PT LT 7 PL 410 WINGHAM; PT LT 8 PL 410 WINGHAM; PT LT 9 PL 410 WINGHAM; PT LT 10 PL 410 WINGHAM; PT LT 11 PL 410 WINGHAM; PT LT 12 PL 410 WINGHAM; PT LT 13 PL 410 WINGHAM; PT LT 14 PL 410 WINGHAM; PT LT 15 PL 410 WINGHAM; PT LT 16 PL 410 WINGHAM; LANE LYING BTN LTS 7 TO 11 & LTS 52 TO 56 PL 410 WINGHAM; LANE LYING BTN LTS 12 TO 16 & LTS 47 TO 51 PL 410 WINGHAM; LANE LYING BTN LTS 66 TO 70 & LTS 95 TO 99 PL 410 WINGHAM; PT KATE ST PL 410 WINGHAM; PT MARY ST PL 410 WINGHAM; PT QUEEN ST PL 410 WINGHAM; PT MAITLAND ST PL 410 WINGHAM AS CLOSED BY R139411, PTS 1 & 2, 22R526; TURNBERRY MUNICIPALITY OF MORRIS-TURNBERRY

Parcel 2:

LOT 107 PL 410 WINGHAM; LOT 108 PL 410 WINGHAM; LOT 109 PL 410 WINGHAM; PART MAITLAND ST PL 410 WINGHAM (CLOSED BY R139411), PT 3, 22R526; TURNBERRY; PART MAITLAND ST PL 410 WINGHAM AT HELENA ST & PT 3, 22R526; TURNBERRY, BEING PART 1, 22R6309 (CLOSED BY HC116260) SUBJECT TO AN EASEMENT AS IN R48382 MUNICIPALITY OF MORRIS-TURNBERRY



Park Infrastructure



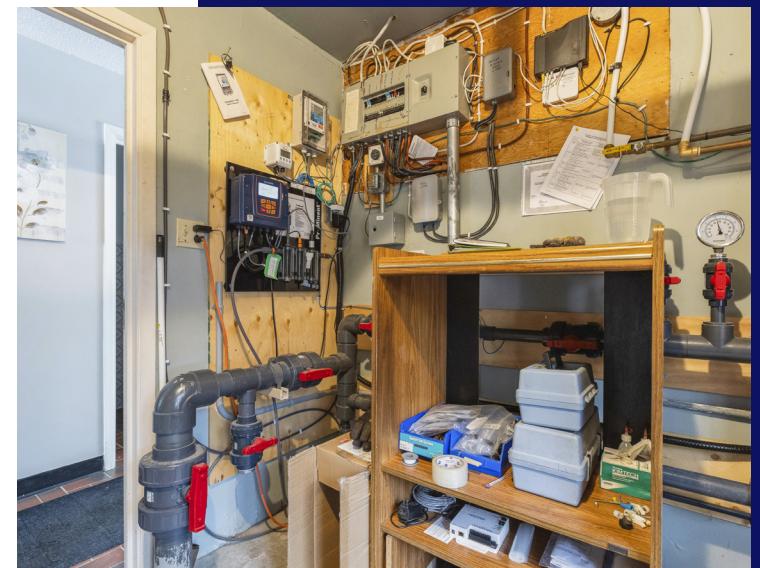
WATER

On site well, drilled in 1975. New water filtration system complete with submersible pump supplying up to 235L/min. Average daily flow rate of the park is 20L/min. New storm water drains, drainage wells and pumps. New man hole covers and risers.



SEPTIC SYSTEM

As per ECA issued 2012, Turnberry estates meets all regulation requirements. Significant upgrades have been made in the last 2 years. New septic pumps and floats, all new septic lines. Annual Environmental Engineering Reports are available. Current septic system is designed for enough capacity for an additional sites.



ELECTRICAL SYSTEM

All sites are separately metered. Each site is serviced with 200 amps. The property is complete with 7 ground-mounted distribution transformers.



SHED

30 X 60 ft, 12 ft tall small workshop storage for spare equipment, ground keeping equipment, pool filter and treatment room. New door and roof.

Park Infrastructure Cont'd.



POOL

20 X 40 kidney shaped pool, 3ft shallow end, 7ft deep end. 24,000 gallons, chlorinated, propane heated pool. New heater and new resurfacing in 2024.



CLUBHOUSE

Late 1970's 1,800 SF office, kitchen with recent upgrades, common room, exercise/game room, mens and womens washrooms, water treatment room. New windows & flooring throughout.



ROADS

All new roads paved in 2023/2024. 3/4" drainage stone topped with 63mm of HL# asphalt.



EXPANSION POTENTIAL

Various Renderings are available upon request. Most viable site plan for the property estimates an additional 10 sites to the property making the potential total 60 sites. The site plan to the right shows an option for an additional 41 sites.

Location Overview

39724 AMBERLEY ROAD 

Walk Score



35 minutes to downtown
Wingham

2.5 km

Bike Score



10 minutes to
downtown Wingham

3.1 km

Drive Score



5 minutes to downtown
Wingham

2.7 km



Close to many amenities

In
Downtown
Wingham



WINGHAM GOLF & CURLING CLUB

WINGHAM & DISTRICT HOSPITAL

NORTH HURON WESCAST COMMUNITY CENTER



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