

LONGHOUSE VILLAGE



- Longhouse Village Mobile Home Park
- Located in the Municipality of Shuniah
- 10 minute drive east of Thunder Bay
- Minutes from the Shoreline of Lake Superior
- 49 Mobile Home Sites plus 9 Rental Accommodations
- Listed at \$3.2 million

EAVAN TRAVERS CCIM
REALTOR®

Office: **519-649-6000**
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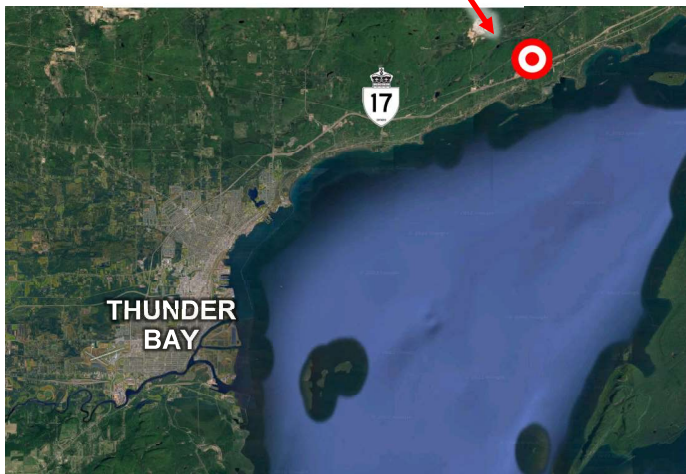
ADVANTAGE Realty Ltd. Brokerage
Each Office Independently Owned & Operated

FOR SALE

1594 LAKESHORE DR.
Thunder Bay, Ontario

LONGHOUSE VILLAGE (Shuniah)

Location



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PROJECT: 1594 Lakeshore Drive, Thunder Bay (Longhouse Village)

SITE SIZE: 20 acres (approximately)

SITES: 49 Mobile Home Sites plus 9 Rental Accommodations

ASSESSMENT: 58-28-010-004-19910
58-28-010-004-19900

ZONING: MHR - Mobile Residential Rural Zone
CH - Highway Commercial



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SERVICES:

- Hydro
- Natural Gas
- Well Water
- Septic System

MUNICIPAL SERVICES:

- Telephone
- Cable Television
- OPP Police
- Municipal Landfill
- Volunteer Fire Department
- Adjacent to Primary School

TENANT'S PAY:

- Land lease fee includes recoverable water charges
- Municipal Property Taxes are charged in addition to the lease fee
- Separately metered hydro to mobile homes

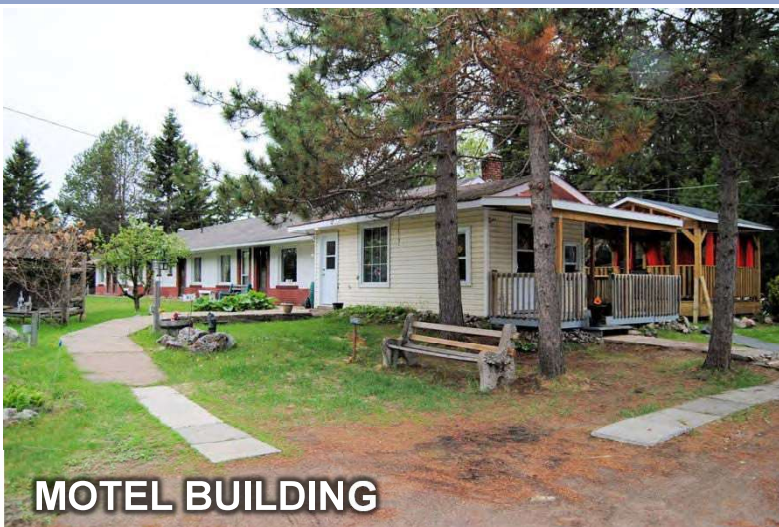


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MOTEL BUILDING



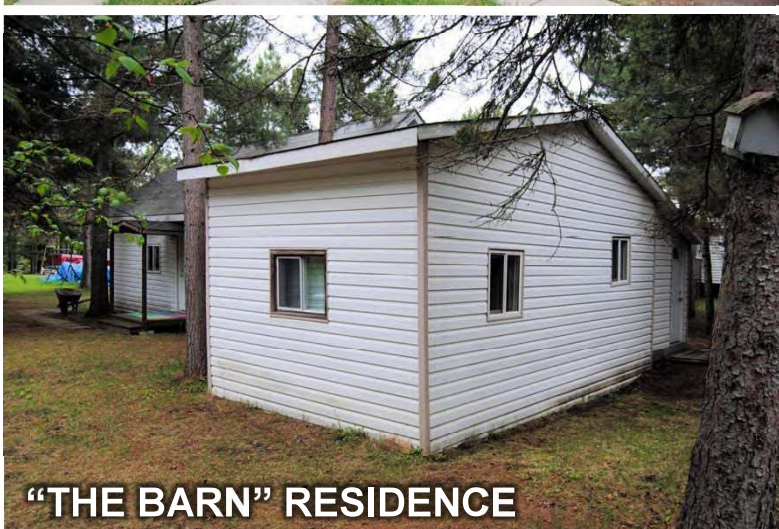
SCENIC GROUNDS



THE LODGE WITH PATIO



RESIDENTIAL SARAWAK HOME



"THE BARN" RESIDENCE



MOBILE HOME PARK

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MOTEL



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BARN



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SARAWAK 2 BEDROOM HOME



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LODGE



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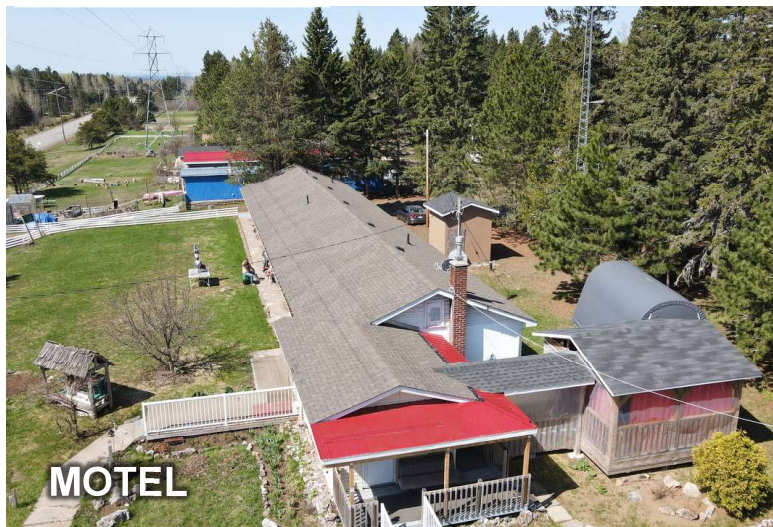
PLAY AREA



PLAY AREA



STREET VIEW



MOTEL



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