

# Carleton Cove Estates Seasonal RV Park

61 Carleton Cove | Belleville, ON



Colliers





# Executive *Summary*

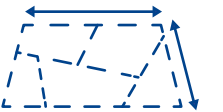
Colliers International (“Colliers” or the “Advisor”) is pleased to offer for sale 61 Carleton Cove, Belleville, ON (the “Property”), an approx. 9 acre, 52-site seasonal campground with 1,200 feet of waterfront.

The subject property is currently improved with 30 waterfront sites, 22 inland sites, and a 2-bedroom and 2-bath house.

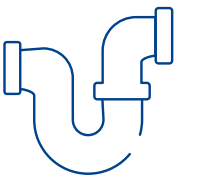
The property is strategically situated 10 minutes from downtown Belleville and 5 minutes from Highway 401, conveniently located between Toronto, Ottawa, and Montreal. The campground generates a healthy net operating income (NOI) of \$101,061.



Prince Edward  
County  
1,200 ft of Waterfront



Site Area  
9 Acres



Private Water  
Private Septic MOE



Zoning  
C3  
General Commercial  
(Bylaw 3014)



Total Sites  
52



# Investment *Insights*



## **Prime Location**

It's just 10 minutes from downtown Belleville, with its abundant commercial amenities, restaurants, schools, and a shopping mall, and only 5 minutes from Highway 401. Additionally, it serves as a gateway to the popular Prince Edward County (PEC) tourist destination.



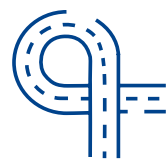
## **Fully Operational Business**

Existing operations include 52 seasonal sites (30 on the waterfront and 22 inland sites). The property includes a 3-bedroom, 2-bath house.



## **Amenities**

With the best location, customers have access to the best neighbourhood amenities. On-site campers have access to 98 kms of river for swimming, canoeing, kyaking, all day river floats. Shopping at the nearby Quinte Mall with all major brand stores and golf course under 10-min drive. This campground provides customers with unlimited day trip activities.



## **Highway Accessibility**

The property is a 6-minute drive to Highway 401 providing easy access to other major cities. It's less than a 3-hour drive from Montreal, less than a 2-hour drive to Toronto, and a 1-hour drive to Kingston. Easy access is attractive to transient and senior type residence and often justifies higher site fees.



# Property Overview

Situated at 61 Carleton Cove, Belleville Ontario, this freehold property is an expansive campground nestled on 8.7 acres ( 380,888 SF) of serene landscape. Boasting an impressive 1,200 feet of water frontage, the asset offers an idyllic setting for outdoor enthusiasts. The property falls under Belleville's jurisdiction. This Belleville property represents a unique investment opportunity in the thriving Ontario recreational real estate market.

Municipal Address	61 Carleton Cove, Foxboro, ON
Ownership Type	Freehold
Legal Description	PT LT 3-4 CON 4 THURLOW PT 1, 2 & 3 21R14387; S/T & T/W QR608252; BELLEVILLE ; COUNTY OF HASTINGS
Municipality	Foxboro/Belleville
Asset Type	Seasonal Community
Number of sites	52
Suite Mix	22   Inland Seasonal 30   Waterfront Seasonal 1   2-Bedroom, 2-Bath House
Site Area	380,888 SF (Approx. 9 Acres)
Water Frontage	1,200 ft
Zoning	C3 – Bylaw: 3014 General Commercial
NOI	\$156,356

# Property Overview

## Technical Breakdown of the Park



Driveway & Roads	Scraped & graded 2 times per year
Electrical	30 amps to all sites 10 gage wiring
Water	2 Active wells & river water
Septic system	1,000L Holding tank, pumped every three weeks. Honey Wagon required for all sites.

## Technical Breakdown of the Rec Hall



Year Constructed	1994 (approx.)
Walls	Steel exterior, wood panel interior
Heating	N/A
Electrical	200 Amp
Roof	Corregated steel
Total Area	1,805 SF

## Technical Breakdown of the House



Year Constructed	Pre 2000, renovated 2024
Walls	Vinyl siding exterior, drywall interior
Heating	Heat pump & baseboards
Electrical	200 Amp
Roof	Steel
Total Area	1,400 SF (House includes extra den/office space)



# Area Overview

## Amenities

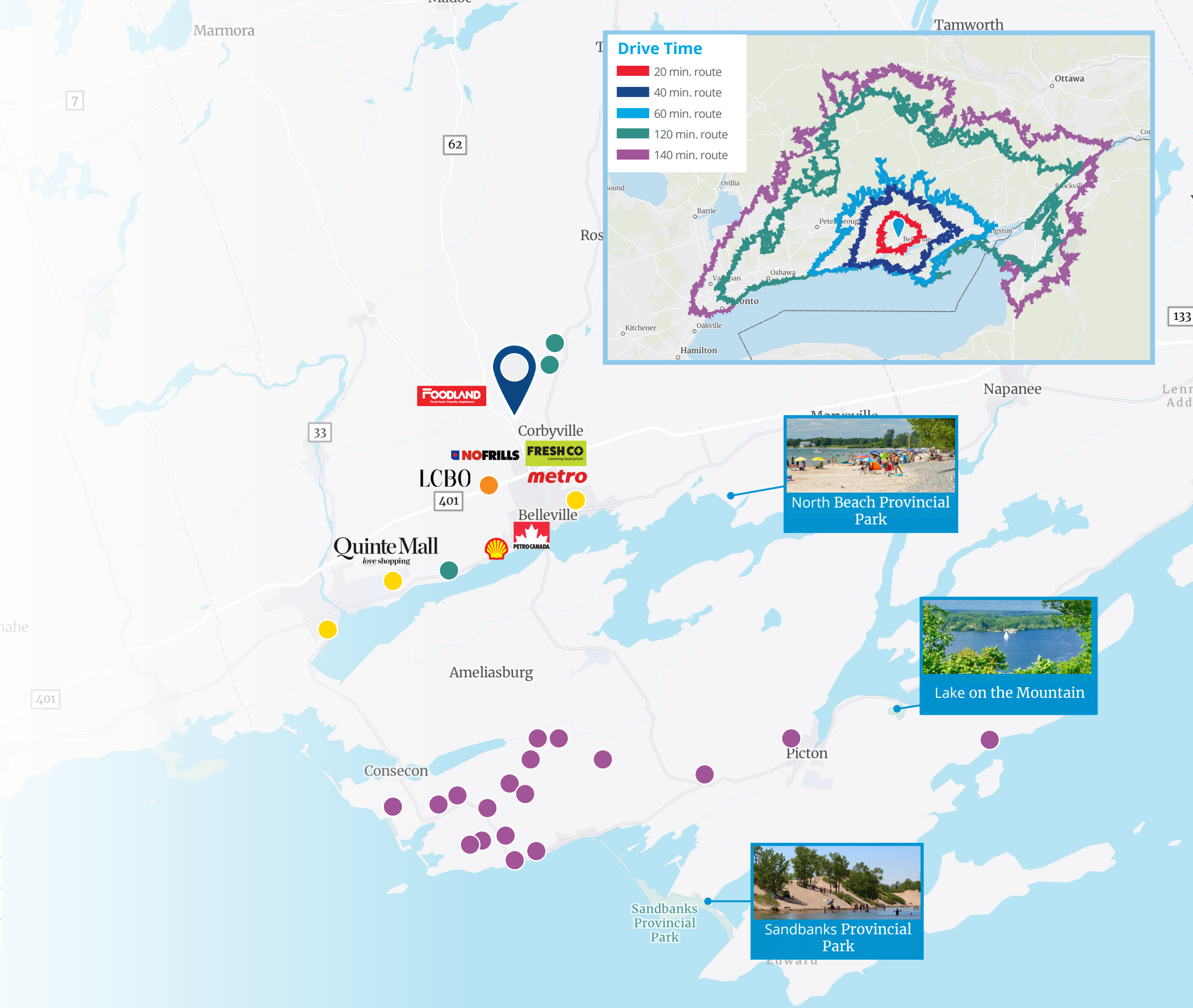
Belleville is strategically situated, approximately a 2-hour drive from Toronto, 1-hour from Kingston, and just over 2.5 hours from Ottawa, making it a convenient weekend retreat for residents of all three urban centres. Local transport is equally efficient, with well-maintained road networks and public transit, ensuring seamless movement within the town. The city boasts attractive shopping centres, a range of dining options from casual eateries to more upscale restaurants, healthcare facilities, entertainment venues including theatres and art galleries.

Belleville has numerous parks and green spaces where residents can enjoy outdoor activities. Riverside Park and Zwick's Park are popular choices with walking trails, playgrounds, and picnic areas.

## Tourism

Belleville's tourism thrives on its scenic beauty and diverse offerings. Situated on the Bay of Quinte, the city attracts visitors with waterfront activities, including boating and fishing. A major draw for tourists is Prince Edward County (PEC), known for its picturesque landscapes, wineries, and artisanal food scene. Quinte Mall provides shopping opportunities, while local parks, like Zwick's Park, offer green spaces and recreational activities. Historical sites and museums showcase the city's rich heritage, contributing to its appeal. Belleville's strategic location and community events create a welcoming atmosphere for tourists, providing a balance of natural charm, cultural experiences, and modern amenities.

Gas Station	4 Mins	<div></div> Golf Course
Canadian Tire	5 Mins	<div></div> Museums
LCBO	5 Mins	<div></div> Winery
Quinte Mall	6 Mins	<div></div> Casino
Black Bear Ridge Golf	7 Mins	
Highway 401	8 Mins	
Shorelines Casino	10 Mins	







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