

ADDITIONAL + 7.8 AC. DESIGNATED FOR DEVELOPMENT ADDED TO THIS OFFERING

HIGHWAY 12

Lagoon City Marina

130, 145 & 150 LAGUNA PARKWAY RAMARA, ON

LAGUNA PARKWAY

PARADISE BOULEVARD

CBRE LAND
SPECIALISTS

FULLY FUNCTIONAL MARINA ON THE SHORE OF LAKE SIMCOE • + 33.36 AC.

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
Size	± 33.357 ac. total
130 Laguna Pkwy	± 7.802 ac. of land designated for development; riparian rights and slips
145 Laguna Pkwy	± 17.981 ac. including marina building, boat channels and riparian rights;
150 Laguna Pkwy	± 5.688 ac. of land currently tenanted by the marina operator
Shorewalls	± 1.886 additional ac. of shorewalls
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

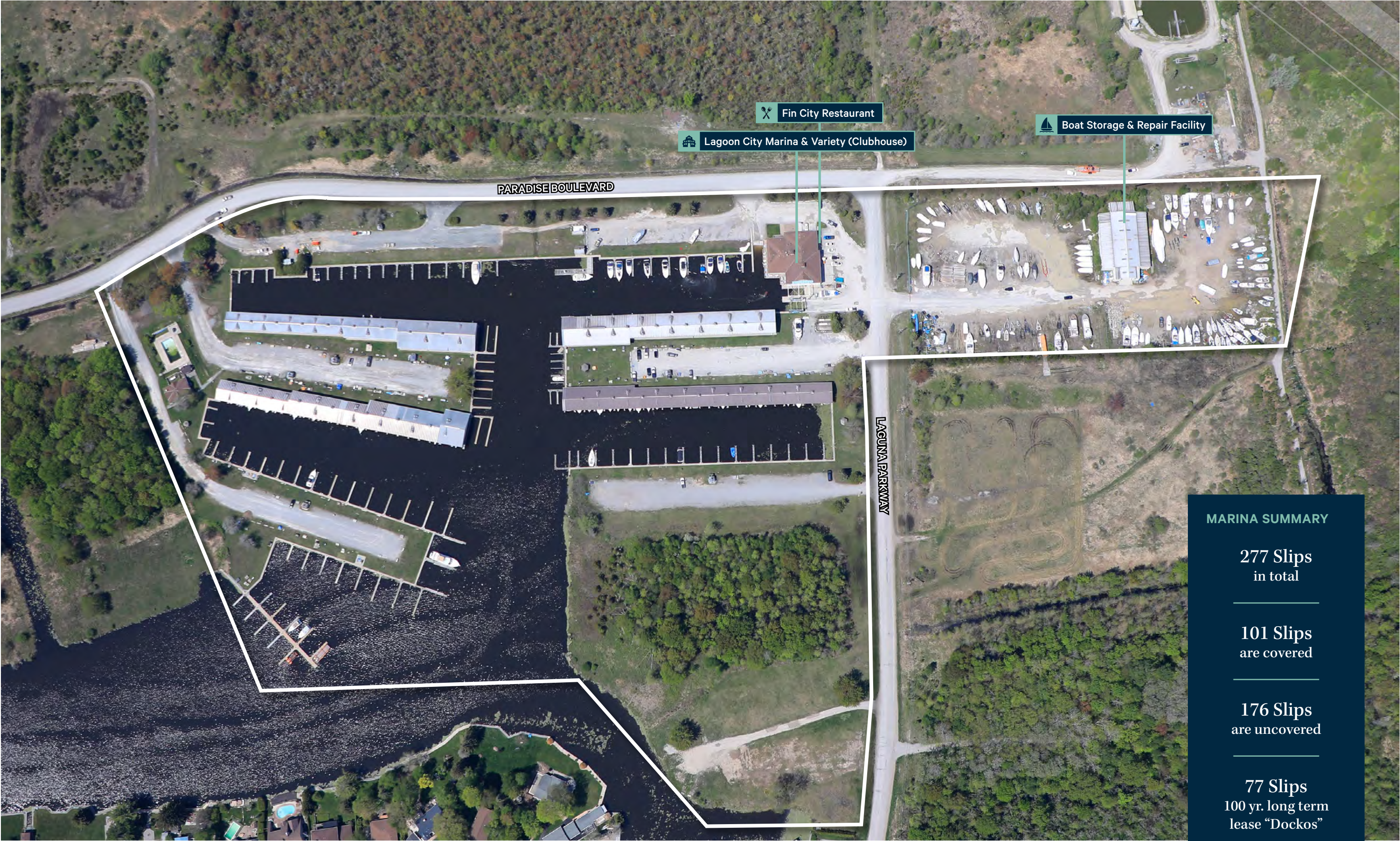
LAGOON CITY OVERVIEW

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



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

DEMOGRAPHICS - 10KM RADIUS FROM THE SITE



5,624
2023¹ Total
Population

6,319
2028² Total
Population

+12.3%
Population Change
2023-2028²



\$105,969
2023¹ Average
Household Income

\$124,533
2028² Average
Household Income



91.3%
2023¹ Owned
Dwellings

8.7%
2023¹ Rented
Dwellings

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

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:

- List of PIN's & Legal Description's included in the sale
- 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:

Torey Ferrelli
Sales Representative
T: +1 416 495 6249
E: torey.ferrelli@cbre.com

ASKING PRICE: \$4,500,000



**LAND
SPECIALISTS**

Ian Hunt*
Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Daniel Satoor*
Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Jason Child*
Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Allison Conetta
Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

CBRE

CBRE Limited, Brokerage
2005 Sheppard Ave E Suite #800
Toronto, ON, M2J 5B4
www.cbre.ca

* Sales Representative | All outlines approximate

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Enviroics Analytics, Microsoft Bing, Google Earth 05/2024.