

For Sale

TREASURE ISLAND MARINA

1753 HIGHWAY 2, KINGSTON, ONTARIO

Waterfront Marina Investment Opportunity

Where Kingston Meets the Thousand Islands.

A landmark waterfront asset supported by established operations, revenue opportunities, and a strategic location within one of Canada's premier boating destinations.

Treasure Island Marina is one of Kingston's few full-service marina properties. Situated on over 10 acres with direct access to the St. Lawrence River, Lake Ontario and the Thousand Islands.

- Fuel Dock 120' Full Service
- Waterfront Restaurant & Banquet Facilities
- Workshop
- Boat Launch
- On-site Apartment
- Boaters Amenities
- Excess Land
- Winter Storage

For more information and access to Broker's Data Room, please contact:

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Broker

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\$3,950,000.00

Asking Price

±10.97*

Total Acres

170

Wet Slips

±7,278

Main Building (sf)

* Approx. 4.61 acres being federal water lot lease

Welcome to

TREASURE ISLAND MARINA



Marina & Dock Features

Wet Slips	±170 slips
Dock System	Floating dock configuration
Water Access	Direct Access to Lake Ontario & St. Lawrence River
Marine Services	Fuel docking & seasonal services
Boat Launch	On-site launching facilities
Dry Storage	Capacity for ±200 boats on blocks or cradle

Main Building Details

Available Space	±7,278 sf ±3,709 sf ground fl. ±3,569 sf second fl.
Restaurant	Waterfront restaurant with indoor and outdoor seating
Residential Suite	One-bedroom apartment (now vacant)
Offices	Administrative office space
Washrooms	Separate facilities for marina and restaurant customers
Laundry	On-site laundry facilities
Age	Constructed circa 1970 with significant renovations since, including new siding and roof in the last ±5 years
Electrical	400 Amps / 600V / 3 Phase
HVAC	Electrical baseboard, wall mounted A/C

Additional Facilities

Fuel Dock	Gasoline & diesel dispensing
Workshop	±45' x 45' steel quonset hut
Parking	Ample customer & trailer parking
BBQ & Picnic Area	Common outdoor amenity for boaters



PARCEL 2

PARCEL 1

WLL

PARCEL 3

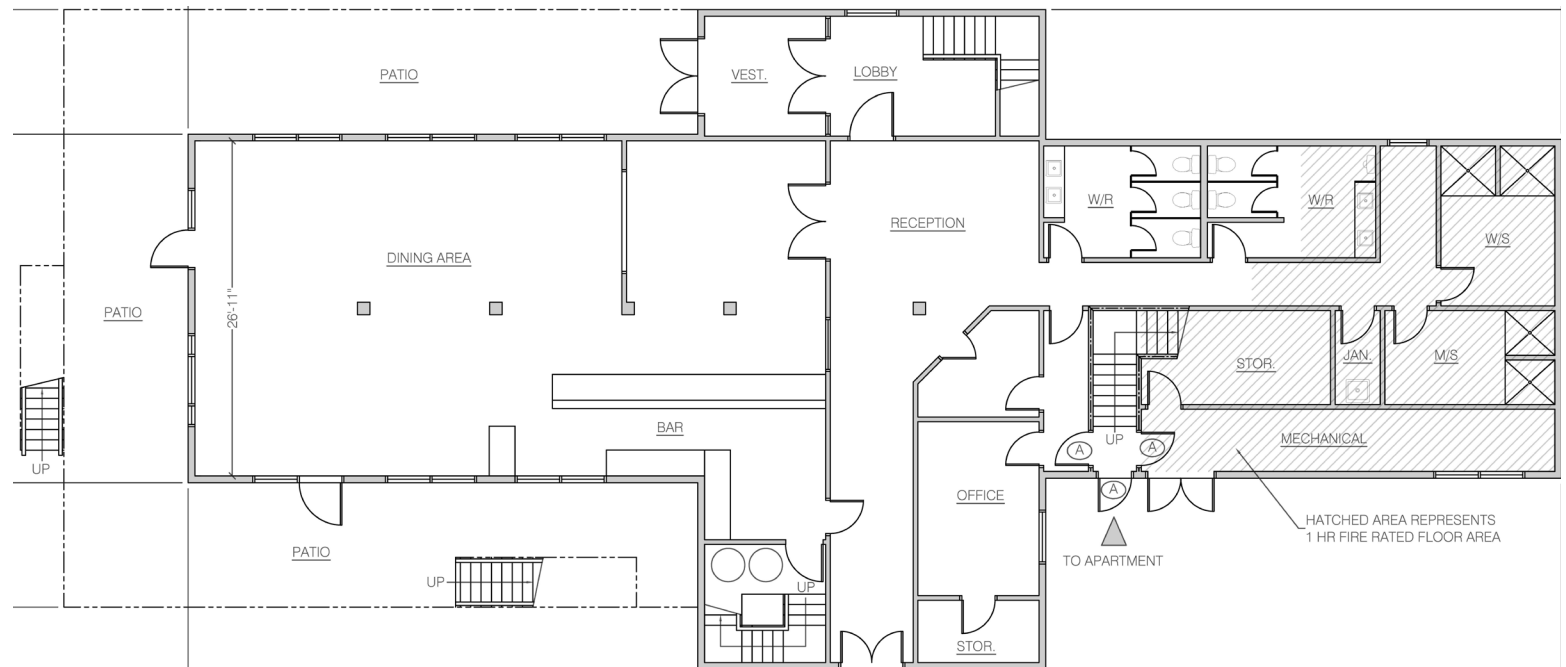
Property Details

Municipal Address	1753-1767 Highway 2, Kingston, Ontario
PINs	363070401 (parcel 1), 363070264 (parcel 2), 363070144 (parcel 3), 363070400 (WLL)
Permitted Uses	Include hotels, boutique hotels and motels, restaurants, retail stores, catering to tourists, marinas, recreational facilities, tourist establishments.
Official Plan	Land Use Designation, Schedule 3C: Rural Commercial (RUC)
Zoning	Tourist Commercial Zone (CT-4) By-law № 32-74, Open Spaces Zone (OS) By-law № 32-74, General Open Space Zone (OS2) By-law № 2022-62
Water Types	Drilled well with water treatment system in place
Sanitation System	50,000L holding tank - main building 6,000L holding tank - boat pump out
Property Tax	\$46,287.00 (2026 final)

	Dry Land	Water Lot	Total
Parcel 1: 1753 Hwy 2	3.50 Acres	1.69 Acres	5.19 Acres
Parcel 2: 1767 Hwy 2	1.12 Acres	0 Acres	1.12 Acres
Parcel 3: 0 St Lawrence Ave	0 Acres	0.05 Acres	0.05 Acres
Water Lot Lease (WLL)	-	4.61 Acres	4.61 Acres
			10.97 Acres

Please note: all areas above are approximate and should be verified independently

Please note: boundaries illustrated above are approximate



Gateway to the Thousand Islands and Beyond

Treasure Island Marina is strategically positioned on the St. Lawrence River with direct access to Lake Ontario and the renowned Thousand Islands boating region. Located just minutes from downtown Kingston and Highway 401, the property combines exceptional waterfront access with strong regional connectivity, serving one of Eastern Ontario's premier recreational boating destinations.



±20 min

Downtown Kingston
by boat

±15 min

Highway 401, exit 632,
by vehicle

±32 min

Kingston Airport
by vehicle

Direct Access

St. Lawrence River, Lake Ontario
& the Thousand Islands

±45 min

U.S.A. Border, Cape
Vincent, by boat

A Destination with Enduring Appeal

Kingston's established visitor economy, regional accessibility, and waterfront setting create a strong foundation for recreational boating, hospitality, and tourism-related businesses. Treasure Island Marina benefits from its strategic location on the St. Lawrence River with direct access to Lake Ontario and the internationally recognized Thousand Islands region.

2.6M

Visitors Annually
(2024)

\$512M

Visitor Spending
(2024)

\$775M

Economic Impact
(2024)

14.5M

Canadians live within a
3-hr drive of Kingston

STRONG TOURISM ECONOMY

Kingston's diverse tourism economy extends well beyond the summer boating season. A combination of leisure travel, cultural attractions, higher education, healthcare, military, and government institutions contributes to consistent year-round visitation, supporting businesses that benefit from waterfront recreation and tourism-related services alike.

TOURISM DRIVERS



Thousand Islands
World-renowned
boating destination.



Cruise Port
Growing cruise
ship visitation.



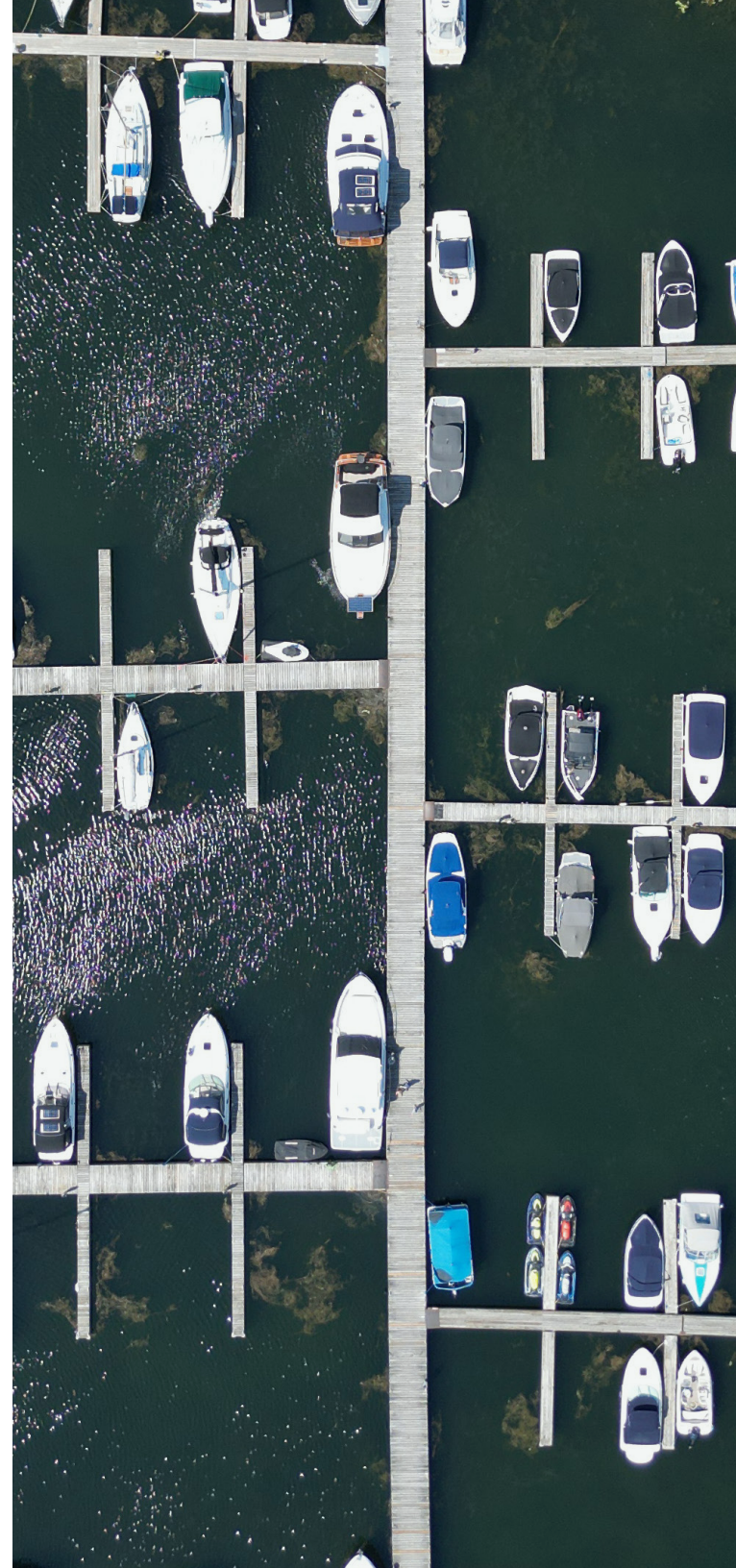
Festivals & Events
Over 100 annual
festivals & events.



**Postsecondary
Institutions**
Home to Queen's
University, Royal
Military College & St.
Lawrence College.
Hosting year-round
events & visitors.



Dining
Vibrant downtown
hospitality.







Rockwell

COMMERCIAL

Contact Information

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