

FOR SALE

Rainbow Valley Campground



BREG
BHAGAT REAL ESTATE GROUP

ROYAL LePAGE®
COMMERCIAL™



71+ Acres Of Land



Large Pond Adding To
The Natural Beauty

100

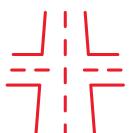
Total Sites



Septic Upgrade (2025)



Hydro Upgrade (2025)



Major Town Distance
GTA (1hr)
Barrie (15 mins)
Wasaga Beach (15 mins)
Collingwood (30 mins)
Blue Mountain (50 mins)

Introduction: Rainbow Valley Campground

A rare opportunity to acquire 100% ownership of Rainbow Valley Campground, a thriving seasonal destination in Minesing, Ontario. Situated in the heart of Simcoe County, this well-established campground combines natural beauty with strong cash flow, multiple revenue streams, and significant upside potential. Its strategic location near Wasaga Beach & Barrie and 1 hour from the GTA makes it an attractive investment for operators and entrepreneurs in the outdoor hospitality sector.

The property spans 71+ acres surrounded by picturesque woodlands. Operating from May to October, featuring 100 existing sites, the campground can be expanded to 200 sites. The park has built a loyal clientele that returns year after year. Additional development opportunities allow the next owner to expand capacity and enhance service offerings.



Structures

- 57 fully serviced sites with hydro, gas and water
- Main Owner's House
- Storage Shed
- Check-in Booth selling ice, ice-cream and firewood

Highlights

Prime Location

Once in a lifetime opportunity to grab this campground at such an iconic location. Minutes away from Hiking, Snowmobile, Dirtbike and ATV trails.

Low Maintenance Infra

The campground has seen massive capital investments to bring this park where it stands today. It has minimum to no deferred maintenance.

Highway Accessibility

10 mins from Hwy 400 makes the campground very accessible.

Trails

Minutes away from Hiking, Snowmobile, Dirtbike and ATV trails.



Property Overview

Address	1789 Rainbow Valley Rd W, Minesing, ON L9X 1G8
Total Site Area	71.284 Acres
Zoning	Campground Commercial, Environmental Protection and Agricultural
Water	Drilled Well

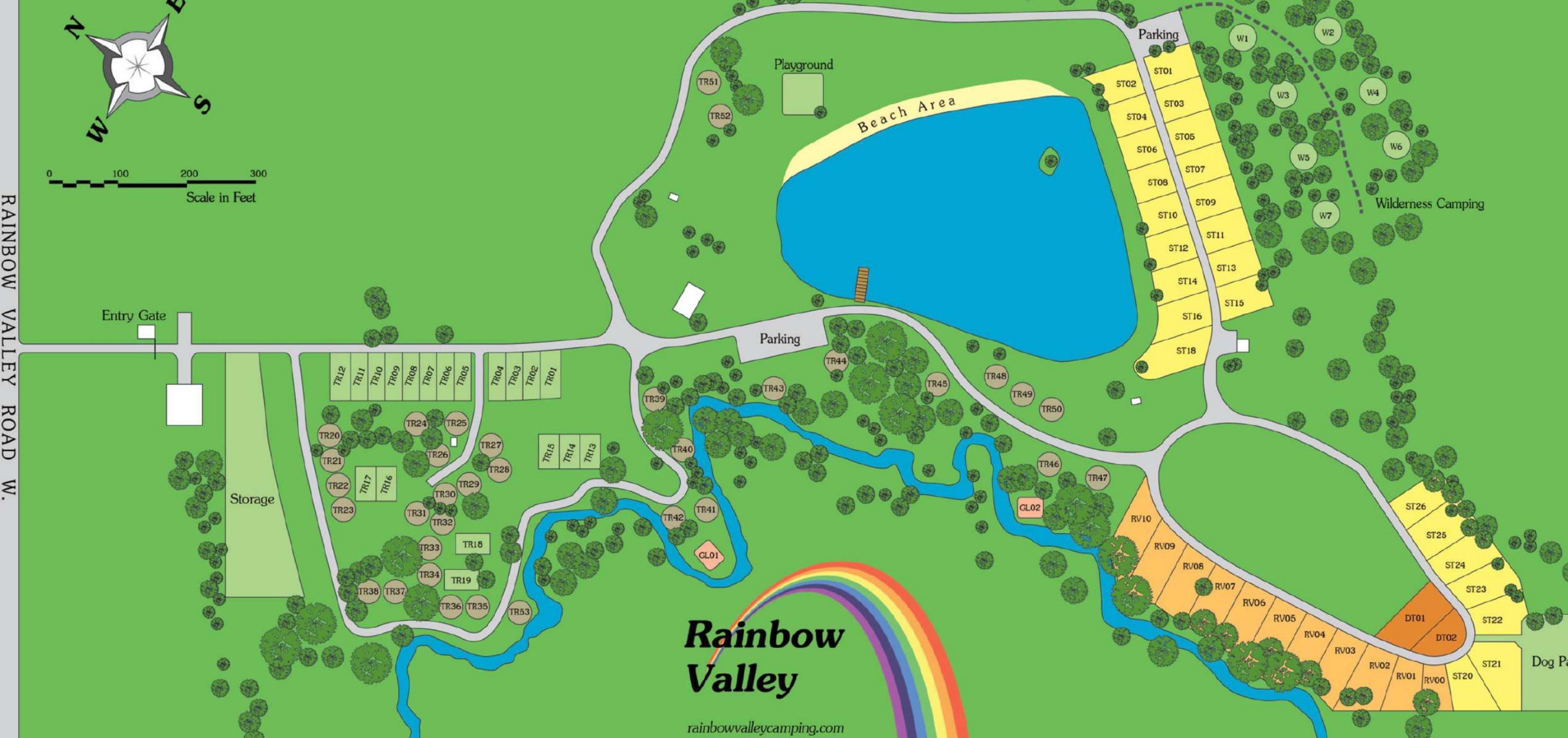


Types of Sites

RV Sites	57
Transient Sites	33
Wilderness Sites	7
Glamping Tents	2
Trailers for Rent	1

Amenities

Swimming Pond	Tetherball
Playground	Soccer Field and Nets
Sandy Beach Area	Gaga Ball Pit
Volleyball / Badminton	Off Leash Dog Park
Horseshoes	Dump Stations



Area Attractions

- Minesing Wetlands Conservation Area, a UNESCO biosphere site.
- Nottawasaga River - offering canoeing, kayaking, and fishing
- Simcoe County Museum
- Wasaga Beach Provincial Park— the world's longest freshwater beach.
- Snow Valley Ski Resort
- Barrie Hill Farms
- Wasaga Beach
- Elmvale Jungle Zoo
- Springwater Golf Course
- Horseshoe Resort
- Arboretum Sunnidale Park
- Downtown Barrie Waterfront

Investment Proposition

The current seasonal and overnight fees is well below market rates. There is a huge upside potential to increase fees and add more revenue. Certain amenities like temperature controlled pool, basketball, pickleball, rec room, store can be added. The owners had substantial inquiries and demand for weddings and corporate retreats. With the Provincial Government's \$38Mn revitalization plan of Wasaga Beach underway, the area has seen a sudden influx of investment from commercial investors and giant hospitality operators alike, including Marriot Hotel's ambitious \$45Mn project.



1789 RAINBOW VALLEY ROAD, MINESING, ON

Details

OFFERING MEMORANDUM (OM)

The sellers have retained Rishi Bhagat of Royal LePage Signature Realty to arrange the sale of Rainbow Valley Family Holiday Park with its primary address being **1789, Rainbow Valley Road W, Minesing, ON L9X 1G8**.

OFFER SUBMISSION GUIDELINES

Any party who is interested in the Property is invited to submit a formal offer electronically at any time following receipt of this Offering Memorandum. Following review of the offer(s) submitted, the Sellers may elect, at their sole discretion, whether to negotiate with a single Purchaser or select a short-list of Purchasers to further discussions with. A single Purchaser with the most favorable aggregate offer terms will be selected by the Sellers to negotiate a binding Agreement of Purchase and Sale.

Submitted offers will be evaluated based on a variety of criteria, including, without limitation, the purchase price being offered, the prospective Purchaser's demonstrated ability to close on real estate transactions of a similar calibre and their associated reliance on any sources of financing, as well as any conditions required prior to executing a fully firm Agreement of Purchase and Sale.

In addition to the above, Purchasers are encouraged to include as a minimum requirement of their submission, the following information:

1. Corporate structure inclusive of corporation's cap table details;
2. Deposit structure;
3. Terms and conditions of closing, including whether financing approval will be a condition of closing or if it is already secured;
4. Indication of the financial wherewithal of the prospective Purchaser; and
5. Key dates/milestones required for closing.

SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, express or implied, as to title, description, condition, functionality, code compliance, cost, size, quantity or quality thereof. Any information related to the Property which has been or will be obtained from the Sellers, Listing Agents or any other person, has been prepared and provided solely for the convenience of the prospective Purchaser. Neither the Sellers nor the Listing Agent make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing.

MEMORANDUM CONTENTS

The enclosed information has been prepared by the Listing Agent in consultation with the Sellers for use by prospective Purchasers who are direct recipients of this OM delivered by the Listing Agent, and the contents of this OM do not purport to be all-inclusive or to contain all of the information, which a prospective Purchasers may need, or desire. This OM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property.

The Listing Agent and the Sellers disclaim any responsibility for inaccuracies and expect prospective Purchasers to exercise independent

due diligence in verifying all such information including but not limited to: legal, urban planning, accounting, building code, tax and engineering advice, as necessary. Further, the Listing Agent and the Sellers disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed OM information or any other written or oral communication in addition to the information provided in this OM, which is transmitted or made available to the recipient of this OM and any such information should not be relied upon by prospective Purchasers without independent investigation and verification. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Sellers since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective Purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Purchasers. Contact with any of the Property's employees and/or customers without prior approval of the Listing Agent or the Sellers is strictly prohibited. At any time prior to the completion of the proposed transaction, the Sellers may request additional information from interested parties relevant to the transaction. The Sellers reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

CONFIDENTIALITY

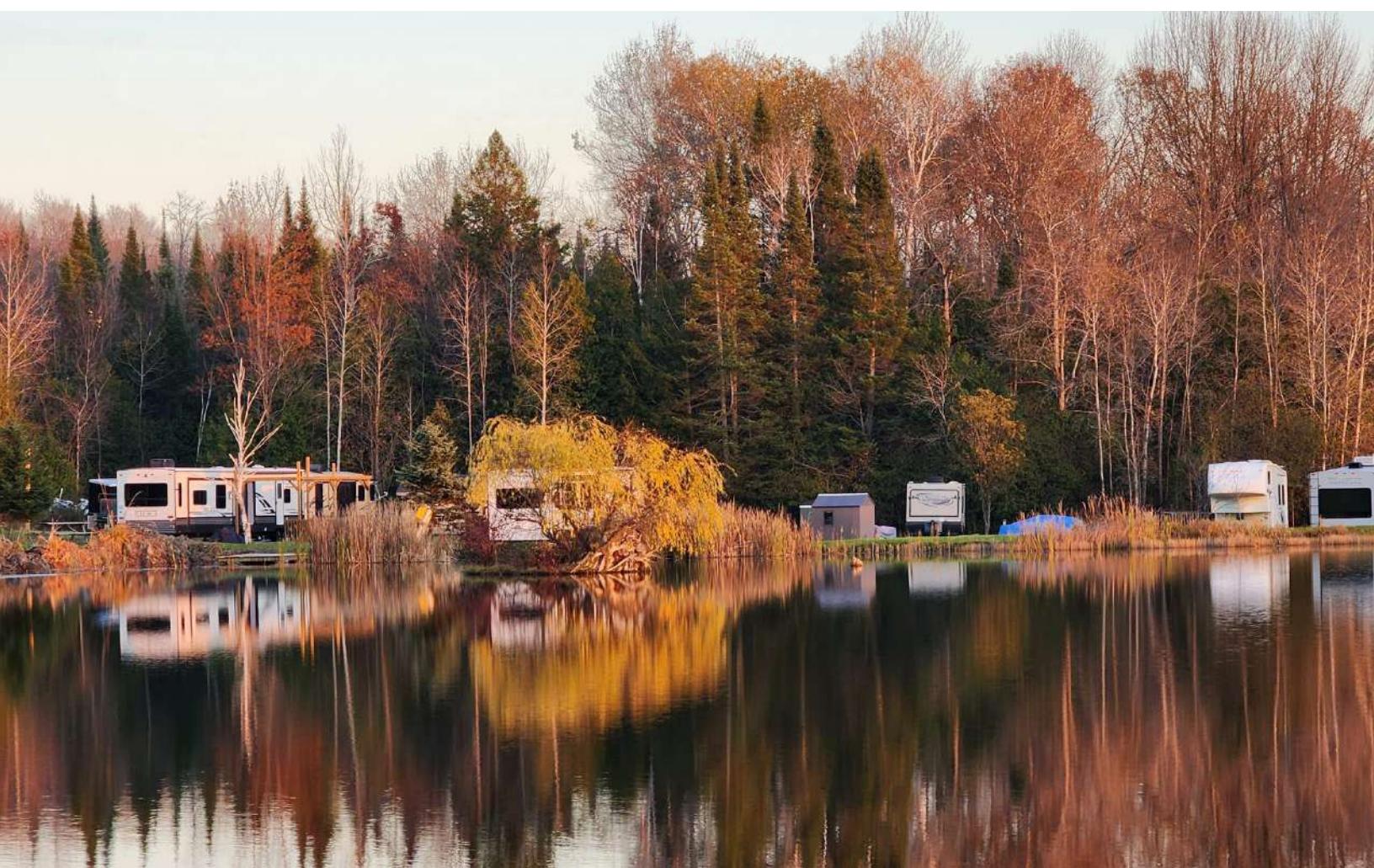
The enclosed OM information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the enclosed information, you agree

(i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Listing Agent or the Sellers, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Listing Agent or the Sellers (v) not to have any contact with any of the occupants and/or employees of the Property without prior approval of the Sellers or the Listing Agent and

(vi) to return the enclosed information and other materials furnished to you to the Listing Agent immediately upon request of the Sellers or the Listing Agent. In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Sellers or the Listing Agent.

THE LISTING AGENT AS REPRESENTATIVE TO THE SELLERS

All inquiries regarding the OM or any information contained in this OM should be directed to the Listing Agent. The Listing Agent is not authorized to make any representation or warranty on behalf of the Sellers or to bind the Sellers to any agreement.



RISHI BHAGAT, MBA

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