

# Trailer Park Asset

with **SIGNIFICANT** Growth Potential

49.4 ACRES



1.8 km

26 Salmon Side Rd



Zoning: RMH & RU5



Site Services: Hydro

FOR SALE



26 Salmon Side Rd, Rideau Lakes, ON K7A 4S5



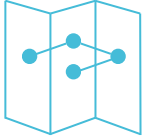
## Highlights

- ✦ 1,013 ft. of frontage on Salmon Sd Rd, and 1,768 Ft of Depth
- ✦ Approximately 49 acres of mobile home park land
- ✦ Zoned Mobile Home Park Residential (RMH) & Rural (RU5)

Full Listing Assets [➤](#)

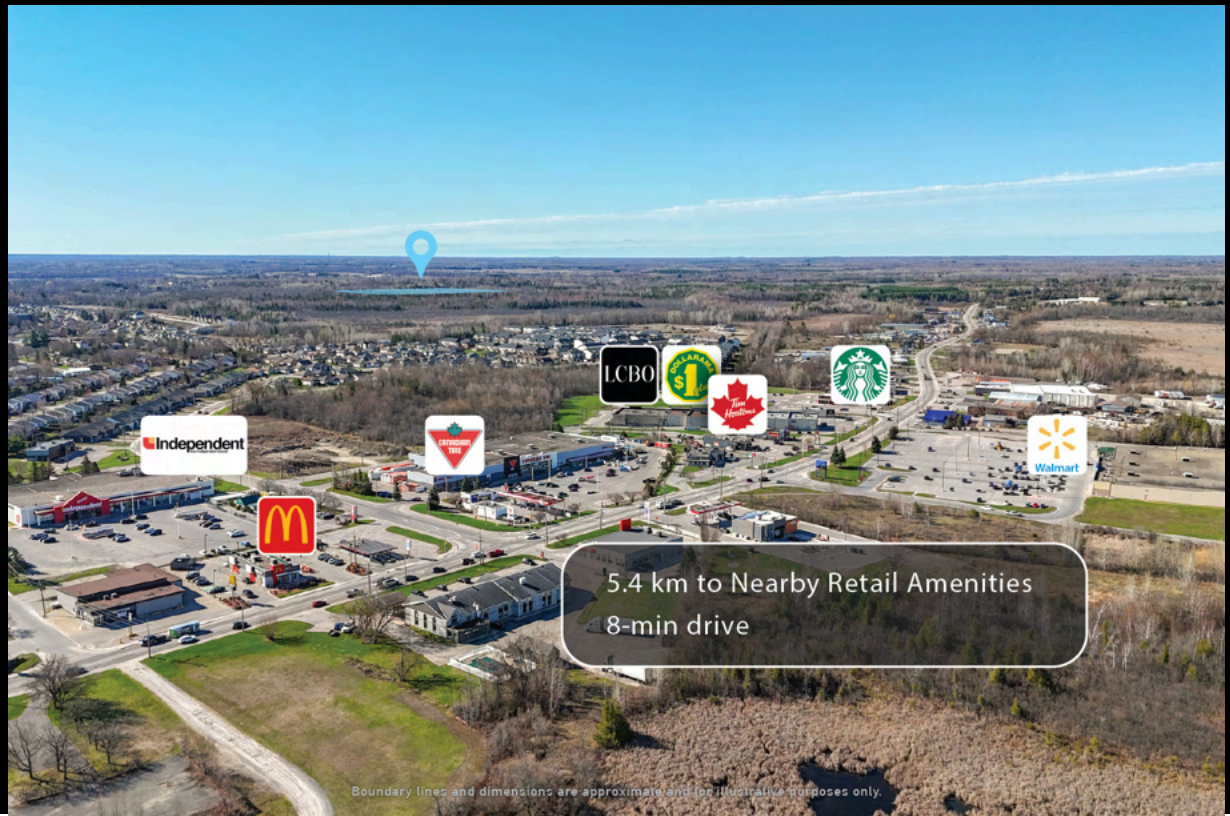
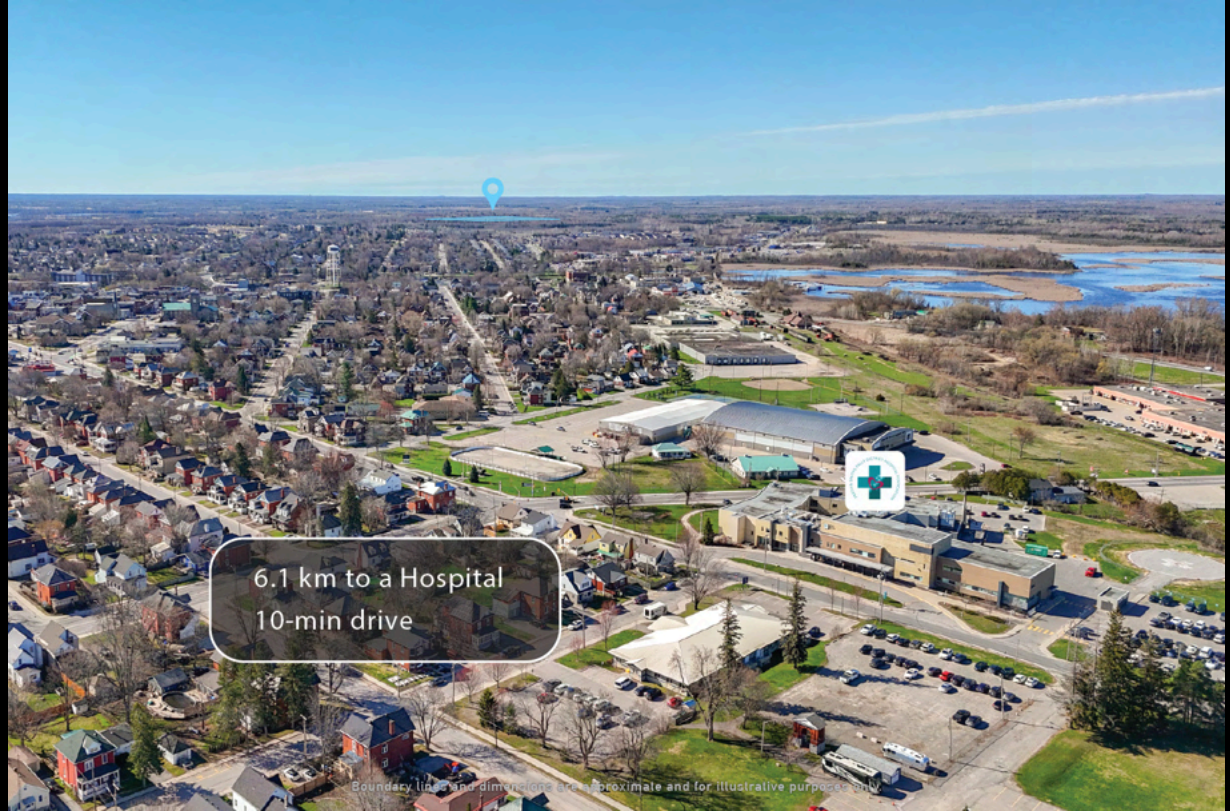
## Property Description

26 Salmon Side Road represents a rare opportunity to acquire a fully occupied freehold land-lease community with meaningful scale and embedded growth potential. Encompassing approximately 49 acres, the property includes 47 occupied pads and one park-owned home, supported by a long history of full occupancy and stable in-place income. The offering is further strengthened by owner materials identifying both near-term expansion lands and substantial longer-term expansion area. Together, the existing income profile, land base, and future upside create a compelling foundation for buyers seeking a durable residential investment in the Smiths Falls market.

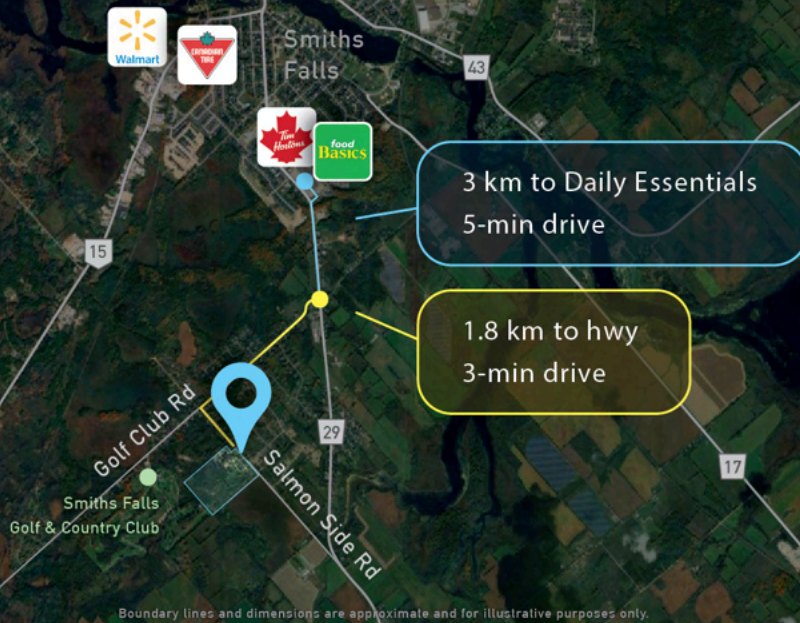


## Surroundings

Situated within the broader Smiths Falls area, the property is minutes from established retail, dining, service, and healthcare amenities that support day-to-day needs and long-term residential demand. Nearby commercial centres, national retailers, and community services contribute to a convenient surrounding environment, reinforcing the property's position within a well-served residential market.



## → Tenant Demand Drivers



## → Area Retail Anchors



## Connectivity

The property benefits from direct proximity to Highway 29, providing a clear north-south connection into the town centre and surrounding regional routes. This location supports reliable local and regional travel while maintaining a setting just outside the primary urban core.



# Property Overview



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## Established Land Lease Community

26 Salmon Sd Rd benefits from existing residential improvements and site infrastructure, providing a functional base for ongoing operation.

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**Municipal Taxes: \$14,915**

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## Links to Additional Details

 [Property Overview](#)

 [Zoning Map](#)

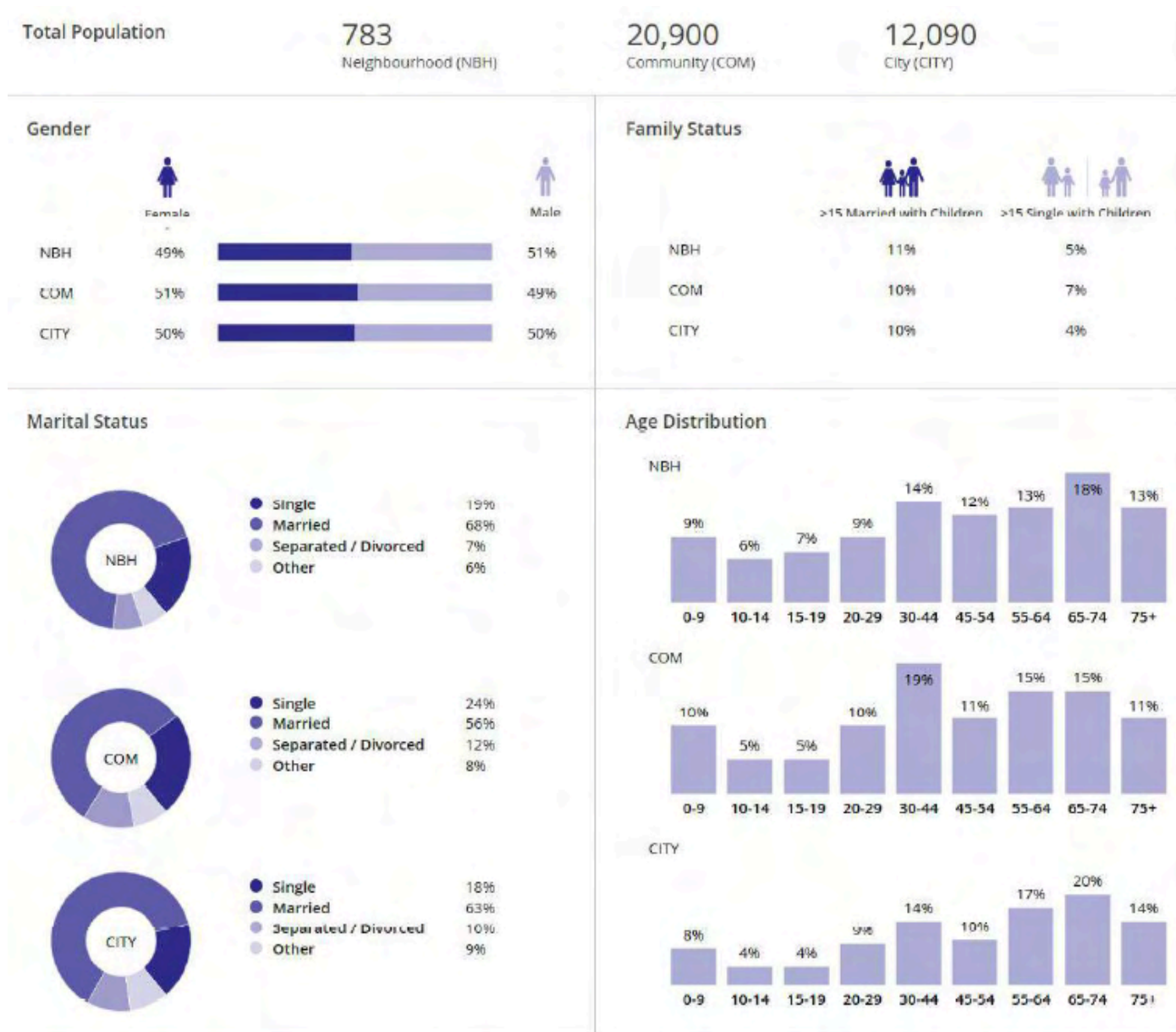
 [Zoning By-Law](#)

 [Environmental Information](#)

 [GeoWarehouse Property Report](#)

# Demographics

## Population



# Demographics

## Population

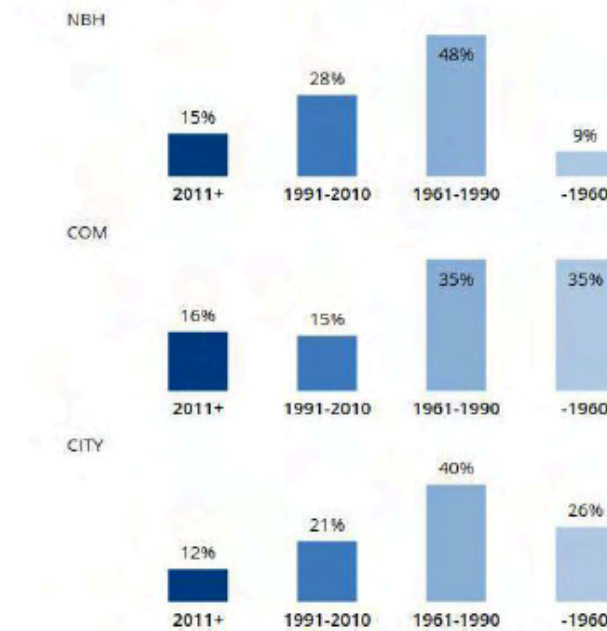
### Structure Details

	Total # of Occupied Private Dwellings	Dominant Year Built
NBH	289	1961-1980
COM	8,965	Before 1960
CITY	5,107	Before 1960

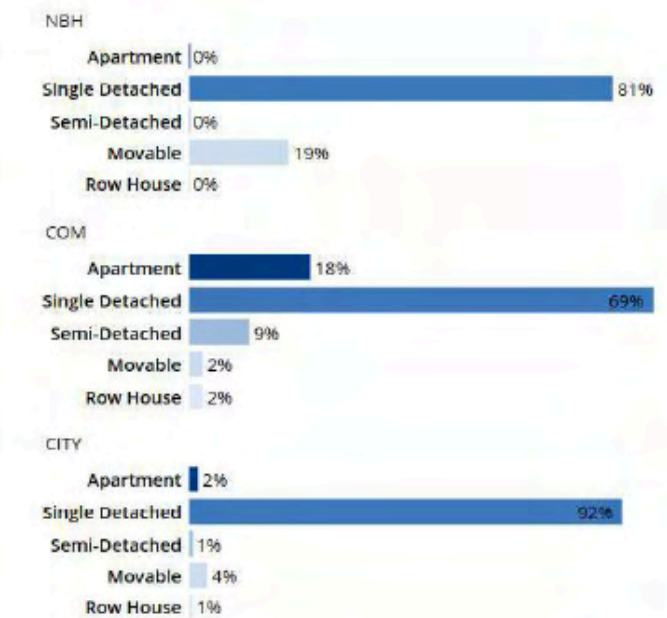
### Ownership

	Owned	Rented
NBH	88%	12%
COM	71%	29%
CITY	86%	14%

### Age of Home (Years)



### Structural Type



Data/Information Sources (Where Applicable):

Zoning - Refer to the local municipality's official website..

Official Plan - Refer to the local municipality's official website.

Demographics - <https://collaboration.geowarehouse.ca/>

Environmental - <https://www.ontario.ca/page/make-natural-heritage-area-map>

Disclaimer:

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