

FOR SALE

Rice Lake Retreat Cottage and Camping





Introduction: Rice Lake Retreat Cottage and Camping

A rare opportunity to acquire a turn-key campground and retreat property in a desirable lakeside setting near Rice Lake. The property offers a mix of camping, retreat, and hospitality uses with room for future growth. With flexible site types, recreational amenities, and on-site support buildings, Rice Lake Retreat Cottage and Camping is positioned as an appealing destination for families, outdoor travelers, and group bookings. The property combines natural surroundings with practical infrastructure to support an established outdoor hospitality business.



1.48 Acres



Approx 500ft waterfront



Fully renovated cottages



Major Town Distances

Peterborough 45mins

Prince Edward County 45mins

Coburg 20mins

GTA 1hr 15mins

Highlights

- Lakeside retreat and camping destination.
- Mix of Cottages and RV accommodations.
- On-site amenities for guests and group use.
- Opportunity for converting into year-round destination (subject to permits and approvals) and additional events.
- Strong appeal for seasonal, weekend, and event-based business.

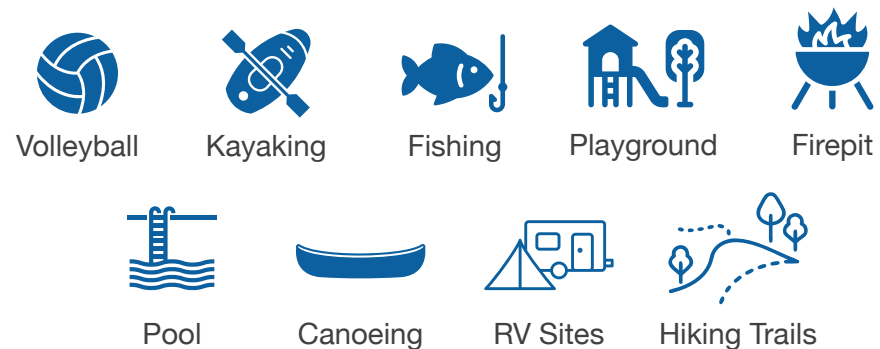
Structures & Buildings

8 three-bedroom cottages

All cottages are winterized. 7 have undergone full renovation recently. 6 cottages have 1 washroom (#1 to #6) and 2 cottages have 2 washrooms (#7 & #8). Sleeps up to 70 in total. 6 cottages (sleep up to 8), 1 large cottage (sleeps up to 12), 1 medium cottage (sleeps up to 10). All cottages have air conditioners.

14 trailer sites with 30amp hydro, water and septic

Amenities



Swimming Pool

Under construction. Will be completed by July end / before closing

Storage sheds

Playground



Property Overview

- Property Name: Rice Lake Retreat Cottage and Camping
- Address: 250 Dunette Landing Rd, Roseneath, ON K0K2X0
- Property Type: Cottage and retreat property.
- Ownership Type: Freehold.
- Operating Season: Seasonal (presently)
- Zoning:
- Water: Drilled Well
- Entry: Gated entrance

Did you know?

Rice Lake produces the most fish per acre of any lake in Ontario.

- bass (large and smallmouth)
 - walleye (pickerel)
 - muskie (muskellunge)
- panfish including perch, bluegill, sunfish, and crappie
 - carp

Area Attractions

- Rice Lake
- Nearby beaches and boating access
- Local fishing and water recreation
- Hiking and nature trails
- Regional golf, dining, and tourism destinations

Upside

- Corporate / Wedding Retreats
- Expansion to 16 trailer sites
- Inflatable Water Park Addition
- Addition of a Marina
- Converting to year-round operation

The expansions, additions or changes may require additional due diligence, approval from relevant authorities.

RICE LAKE RETREAT COTTAGE & CAMPING

FOR SALE

Details

OFFERING MEMORANDUM (OM)

The sellers have retained Rishi Bhagat of Royal LePage Signature Realty to arrange the sale of Primrose Park with its primary address being 250 Dunette Landing Road Roseneath Ontario K0K 2X0.

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

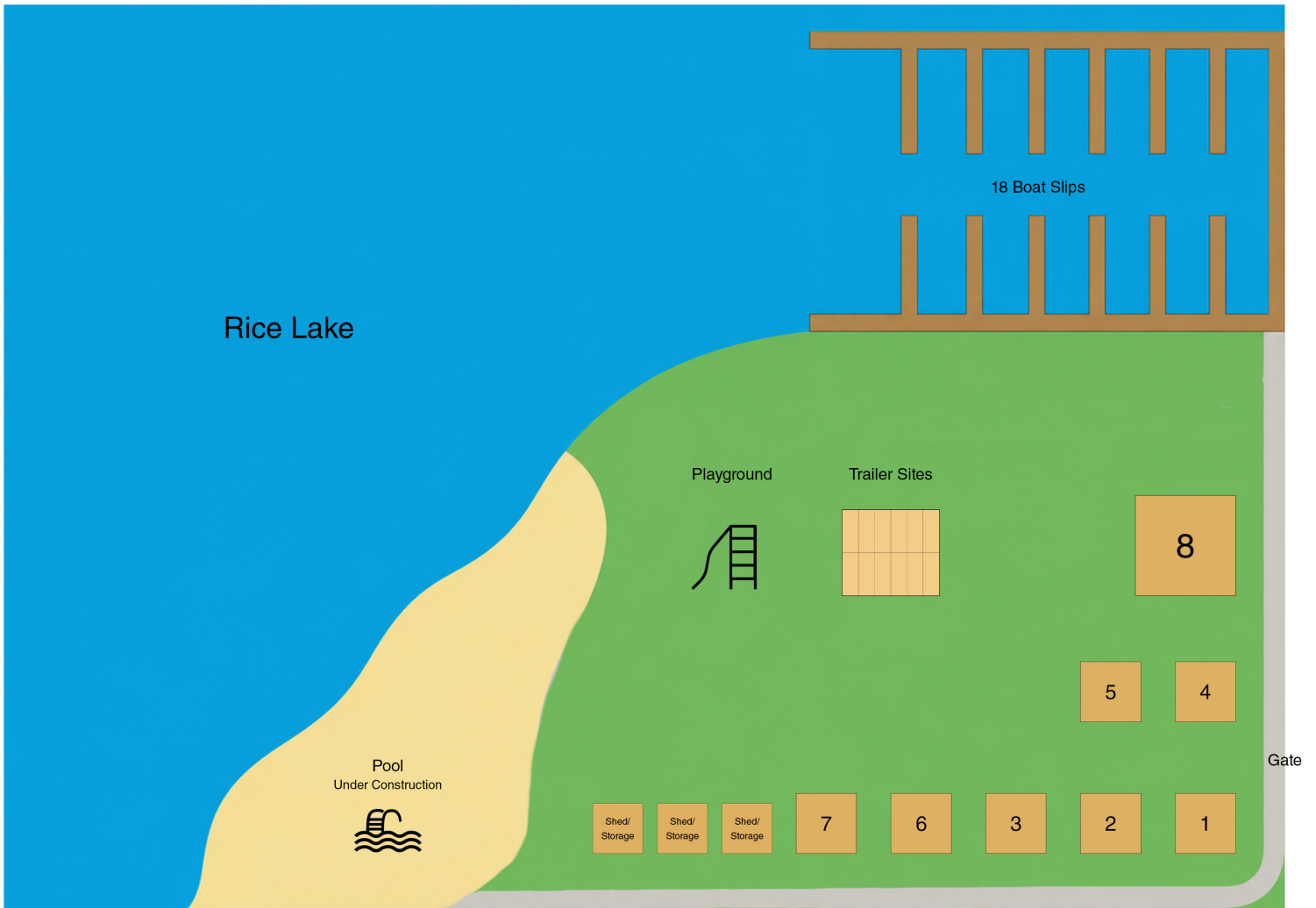
The enclosed OM information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the enclosed information, you agree

(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.





Rice Lake Retreat Cottage & Camping

Not a technical map

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