

Mahopac Lake | New York

44 Canopus Island

20,104 SF

Island Retreat Opportunity - 44 Canopus Island



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For Sale: \$170,000

Executive Summary

Escape to your own private island sanctuary on Mahopac Lake. This rare 20,104 SF waterfront lot offers unmatched tranquility, lush natural surroundings, and incredible versatility. With permitted dock access, zoning flexibility, and seller financing available, this property is perfect for recreational use, a unique glamping destination, or a private residential retreat. Just a short boat ride from the mainland, it blends seclusion with convenience — an exclusive investment opportunity at a newly reduced price.



Highlights

- **Lot: 20,104 SF (0.46 acres)**
- **Zoning: Residential (Subtype: Hunting/Recreational, Island, Residential)**
- **Permitted Uses: Dock access approved; ideal for tents, yurts, and glamping setups (no permanent concrete structures allowed)**



Location

- **Location: Canopus Island, Mahopac Lake - Accessible via a short boat ride.**
- **Unique island property offering peace, privacy, and potential income from hospitality or recreational use.**



LOCATION

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Stephania Ortiz
Real Estate Salesperson
Office: 201-904-2085
Cell: 914.877.0203
sortiz@ciregroupcommercial.com



Bryan Lanza
Director of Commercial, Licensed Associate Real Estate
Broker
M: 914.262.2598 O: 914.262.2598
blanza@ciregroupcommercial.com



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