

551 Little Rideau Lake Road

SALES PACKAGE



-A Commercial Rental Waterfront Estate-

Private 2.38 acre estate with 400 feet of wrap-around waterfront on quiet Stedman's Bay in Portland, Ontario. The estate was established in the 1960's as a fishing and wellness resort and operated for 50 years as such. The estate has 14 bedrooms and 7 bathrooms over 5 separate accommodation units plus a 1,000 sq ft accessory structure. The estate is a perfect secluded setting for large families or businesses while being 3 hours from Toronto, 1 hour from Ottawa, 45 min from Kingston.

****An amazing investment opportunity awaits you****

ASKING : \$2,200,000



551 Little Rideau Lake Road

-A Commercial Waterfront Estate-

Zoned: Waterfront Residential

w/grandfathered commercial permissions

Total Square Footage: 4,350

Waterfrontage: 400 feet

Total Lot Area: 2.38 acres

Flexible Options: Operate as a tourist commercial lodging establishment, inclusive of short term rentals or treatment facility or wellness operation.

Modern Upgrades: Fully rennovated Main House with interior modern finishes.

Move-in Ready: Fully furnished Lake Houses included. Main House furnishing available for purchase.



About: The West



On Site Features

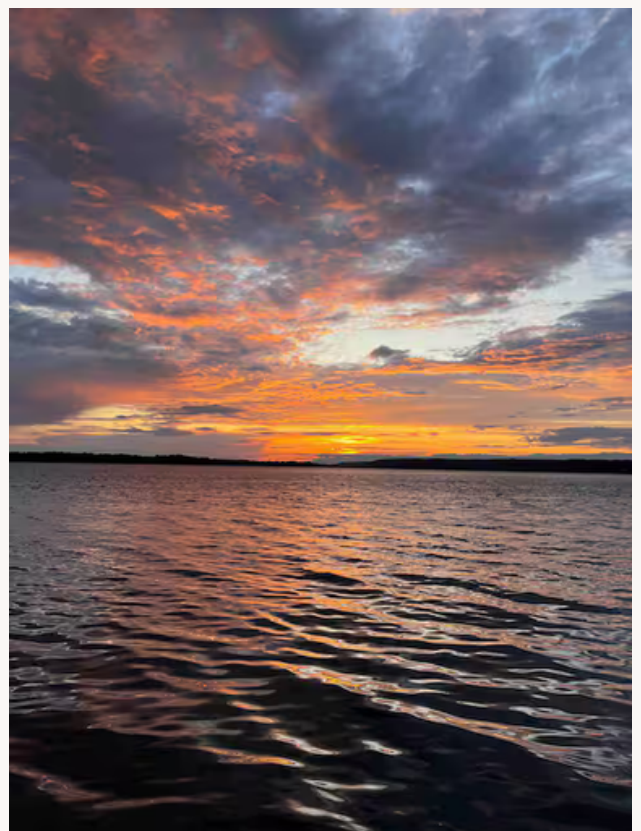
- Fenced yard & private entrance
- West facing for sunsets all year long
- Large indoor eating area in the Main House Great Room for up to 24 people
- Lakefront Deck: 400 square feet lake facing deck with 12 sun loungers
- Outdoor Picnic area for 30 guests
- BBQ at Main House with propane
- Dock: With seating & swimming access
- Outdoor communal fire pit area
- A 1,000 sq foot accessory structure

Living Spaces

LAKE LIVING SPACES

The West can accommodate up to 34 guests over 8 queen bedrooms and 6 double occupancy single bed bedrooms. Spread over 6 separate units, The West can morph to cater many business possibilities from: retreats, to addiction facilities, to tourist establishments.

Main House: 4 bed & 2 bath, 2,000sq ft
Lake House #1: 2 bed & 1 bath, 450 sq ft
Lake House #2: 2 bed & 1 bath, 450 sq ft
Lake House #3: 2 bed & 1 bath, 450 sq ft
Lake House #4: 2 bed & 1 bath, 550 sq ft
Lake House #5: 2 bed & 1 bath, 450 sq ft



Accommodations

THE MAIN HOUSE

Main House: Can accommodate 12 guests.

The Main House has four bedrooms and two bathrooms. Bedroom one has a queen bed and a private 6 piece suite. Bedroom two has a queen bed and single bunk bed. Bedroom three has a queen bed. And Bedroom four has a set of two bunk beds. A family 3-piece bathroom is shared amongst the three bedrooms.

The Main House has an expansive chef's kitchen and a large Great Room, acting as the central gathering space for The West guests. Dining area can seat up to 24 people within Main House



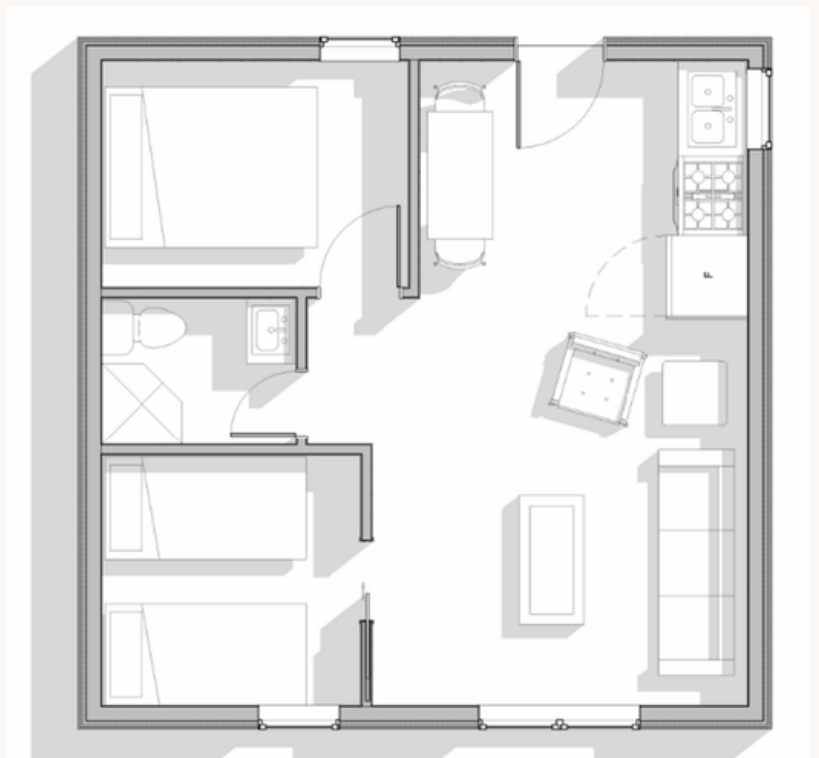
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Accommodations

THE LAKE HOUSES - RUSTIC CHIC

Lake House 1, 2, 3 and 5 can each accommodate 4 guests over 2 bedrooms. The units are each immediately facing the waters edge, with a private living room, a kitchenette (fridge, sink and stove top), a 3 piece bathroom and an outdoor private balcony . One bedroom has a queen bed and one bedroom has two single beds.

Lake House 4 can accommodate up to 6 guests over two bedrooms and 550 sq ft. Setback from the water with two bedrooms and one 3 piece bathroom. One bedroom with a queen bed and one bedroom with two single bunk beds. There is also a living room with a double pullout day bed and kitchenette (fridge, sink and stove top). An outdoor private balcony complete the space.



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Revenue & ROI

2025 REVENUE

Rental Revenue, June to September 2025:

The West Waterfront operated for its first full rental season, after completing renovations. From June to September 2025 The West realized \$90,000CAN of rental income. Representing a CAP rate of 4%.

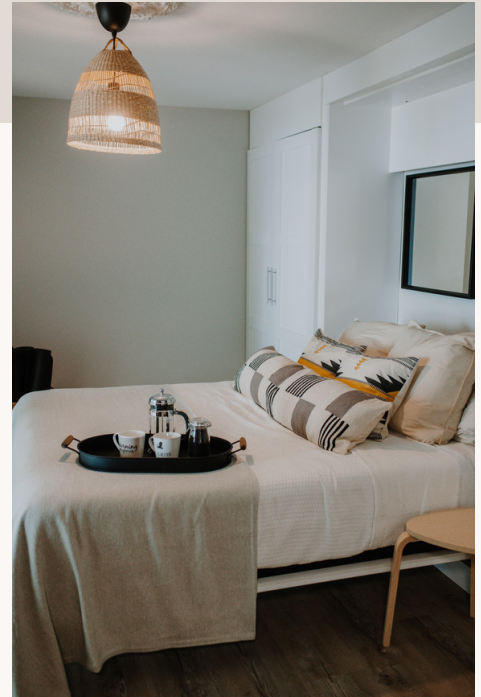
2026 PROJECTED REVENUE

Projected Revenue, May to October, 2026:

Based on bookings, enquiries and past patterns, the projected rental revenue for May to October 2026 of the 5 existing rental units is approximated at \$120,000 / Representing a CAP rate of 5%

RETURN ON INVESTMENT

- Build Net Profit to \$183,600
- Total Example Investment \$2,200,000
- ROI 8.3%



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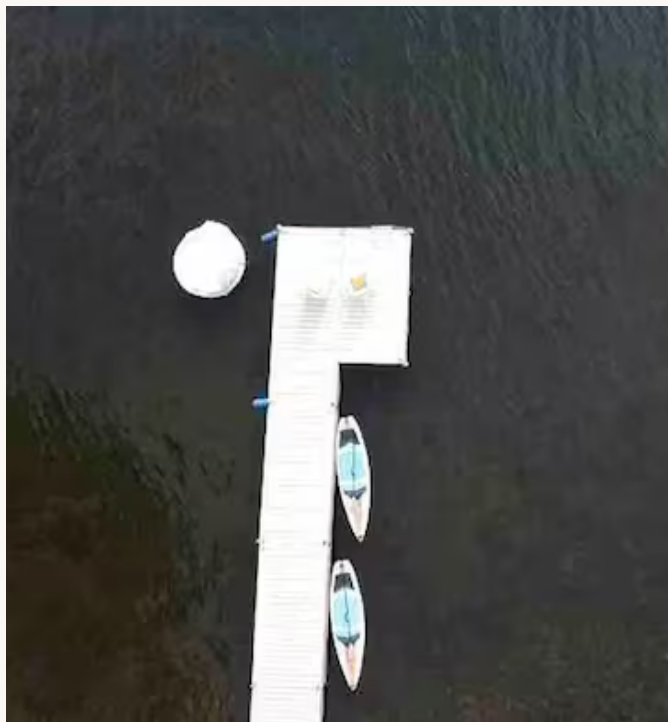
Rennovations & Expenses

2022-2024 : RENNOVATIONS

Extensive Renovations:

The West Waterfront underwent extensive renovations from 2022-2024 leaving no major deferred maintenance for future owners. Including:

- Full floor to ceiling Main House renovation, including new bathrooms, new kitchen, flooring, windows, doors, paint and fixtures
- Roof fully replaced on Main House , 2022
- New windows and doors in Lake Houses: 1,2,3 & 4
- New furniture in Lake Houses: 1,2,3 & 4
- New decks on Lake Houses: 1, 2, 3 & 4
- New garbage stations
- New front gate and fence
- New lake deck



2025 EXPENSES

Soft & Hard Expenses:

- Property Taxes: \$9,000
 - Electricity: \$1,500
 - Propane: \$850
 - Septic Pump Out: \$1,200
 - Cleaning: \$3,500
 - Soft Costs: \$350
- TOTAL: \$16,400



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Established Contacts



Property Maintenance Contacts

A full transition kit has been created to provide the new owners all maintenance contacts required to run the estate including:

- cleaner
- grounds keeper
- dock removal
- septic
- plumber

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The West Waterfront Question & Answers

Q: Do you have a land survey?

A: Yes, you can pull the survey at Land Titles.

Q: Do you have proof of income?

A: Yes, the owners have 2025 Income Statement.

Q: Do you need a municipal certificate to run a short term rental?

A: The local township, Rideau Lakes, does not require a permit.

Q: When do you run your current business?

A: May until October. Main House can be rented out all year.

Q: What are the property management costs:

A: All costs are detailed above to run a short term rental.

Q: What kind of septic is on site?

A: The Main House has a septic field. LAke House 1/2/3/4 share a 2,000 gallon holding table. Lake House 5 has a 800 gallon independent holding tank.

Q: How often do the holding tanks need to be emptied?

A: The 2,000 gallon holding tank gets pumped about 3 -4times per season & the 800 gallon, once per season.

Q: What aspects need winterization?

A: The docks get taken out and the Lake House water.

Q: Who handles snow removal?

A: The municipality as part of property taxes plows right down Little Rideau Lake Road & into the property up to Main House.

Q: Can the accessory structure be rebuilt?

A: Yes and it can be two storeys. You will need a building permit.

Q: Can a boat house be built?

A: Yes and it can be up to 800 sq ft. You will need a permit from Parks Canada and the dock can be made larger too.

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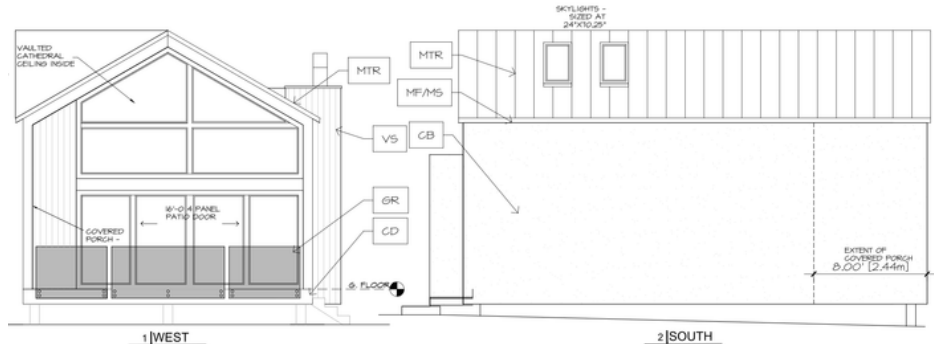
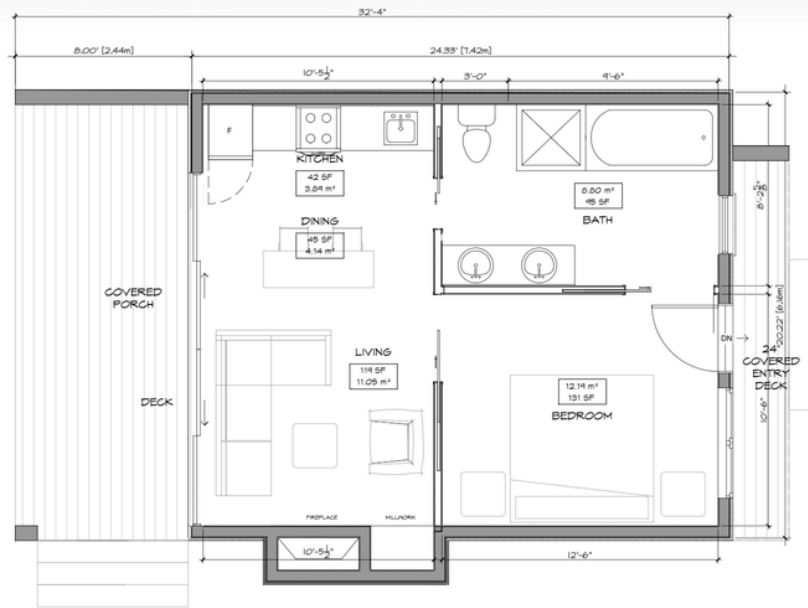
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Looking for Future Business Expansion?

GRANDFATHERING RIGHTS SECURED

Expansion Possibilities:

The West Waterfront Property owners have secured the rights to build 3 additional 450 sq ft lake houses on the property through a registered and approved Site Plan Control planning application. This represents 6 more bedrooms and 3 more bathrooms. **A \$150k value-add for future business expansion dreams.** The planning permissions are inclusive of architectural renderings for each of the three lake houses and engineering septic considerations for future servicing needs. A Site Plan Control agreement is registered on title providing permissions.



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Projected Future Revenue with 3 Additoinal Units

PROJECTED REVENUE WEEKLY RENTAL *HIGH SEASON

Existing Units (5):

High season:

12 weeks, mid June to mid Sept

Net weekly rate of \$2,000/unit (not including taxes or processing fee or cleaning). OR net \$285/night
=\$120,000

New Units (3):

High season:

12 weeks, mid June to mid Sept

Net weekly rate of \$2,500/unit (not including taxes or processing fee or cleaning). OR net \$357/night
=\$90,000

Main House (1):

High season:

12 weeks, mid June to mid Sept

Net weekly rate of \$5,000/unit (not including taxes or processing fee or cleaning). OR net \$714/night
=\$60,000

Total Projected Rental Income:

\$270,000 High Season Only

PROJECTED REVENUE NIGHTLY RENTAL *LOW SEASON

Existing Units (5):

Low season:

Mid April to Mid Oct (90 nights)

Net nightly rate of \$250/unit/ nt (not including taxes or processing fee or cleaning) x 90 nights x 70% occupancy
=\$78,750

New Units (3):

Low season:

Mid April to Mid Oct (90 nights)

Net nightly rate of \$300/unit /nt (not including taxes or processing fee or cleaning) x 90 nights x 70% occupancy
=\$18,900

Main House (1):

Low season:

14 weekends, mid April to mid Oct

Net weekend rate of \$1000/unit (not including taxes or processing fee or cleaning). OR net \$500/night
=\$31,500

Total Projected Rental Income:

\$129,150 Low Season Only

TOTAL PROJECTED FUTURE SEASONAL REVENUE:\$399,150

PLUS ADD-ONS

OPERATIONAL COSTS 8.2%, OR \$32,730.

ROI = 16%

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Business Expansion Question & Answers

Q: Can I change the new Lake House designs?

A: Yes. In particular if you want to go a budget friendly option we have a local builder contact that offers units at \$100/sq ft.

Q: Do you have construction plans?

A: Yes, the owners have construction plans for one of the current designed units, meeting Ontario Building Code.

Q: Where are the new Lake Houses to be located?

A: One is to be located next too Lake House #1; one next too Lake House #2 and one beside Lake House #4.

Q: How will the new Lake Houses be serviced?

A: Depends on the new owners preferences, there are multiple options permitted under Ontario Building Code.

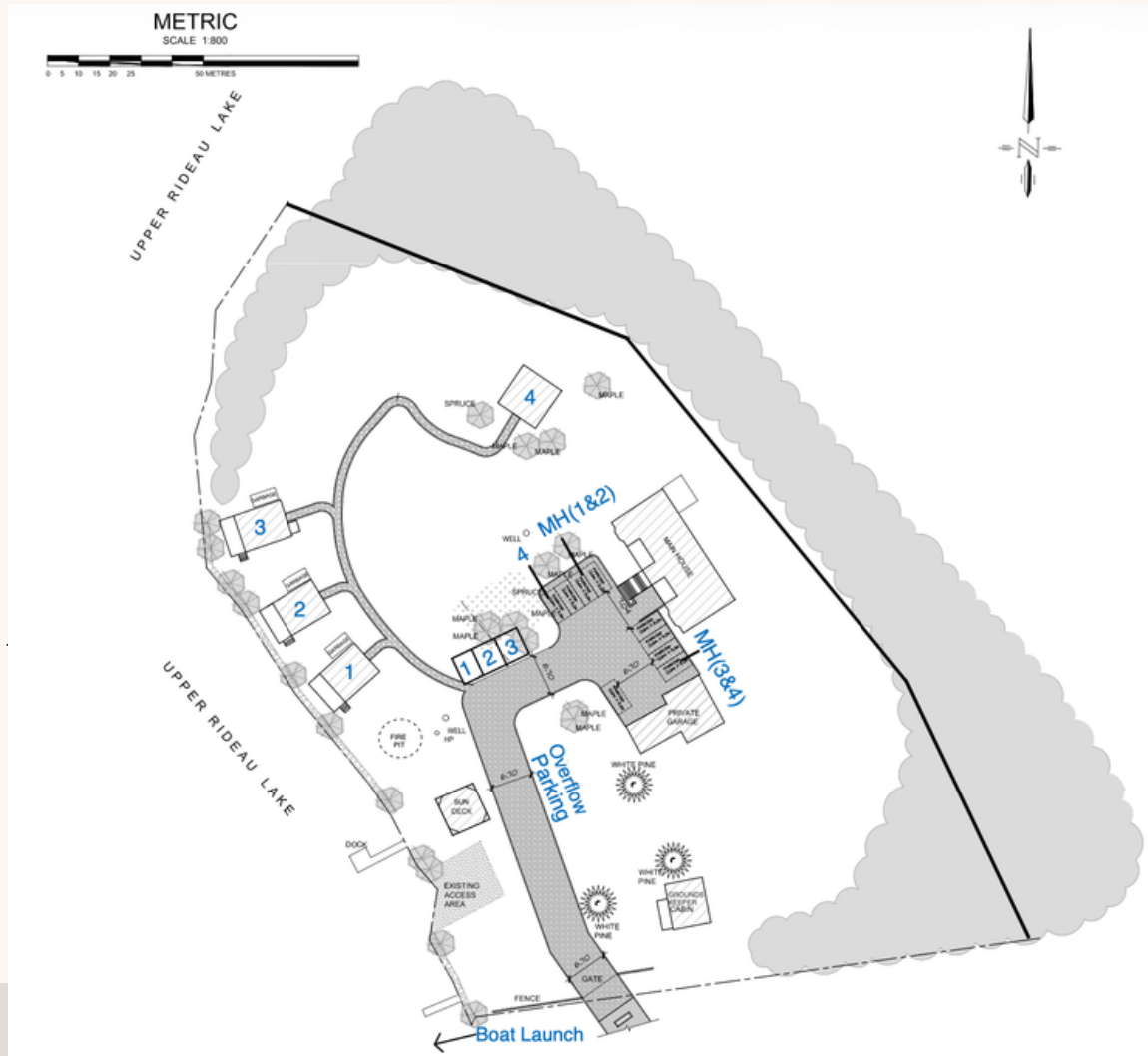


The WEST
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Estate Layout



Thank You For Considering The West

Our estate has been used for decades as a gathering place for large groups and a space for unwinding and connecting to nature. The estate is set up to host large crews in comfortable lake style.

Business growth in local tourism is projected to increase substantially over the next several years, offering an amazing investment opportunity