

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

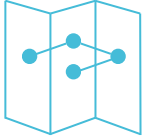
- ✦ Approximately 49 acres of mobile home park land

- ✦ Zoned Mobile Home Park Residential (RMH) & Rural (RU5)

Full Listing Assets [➤](#)

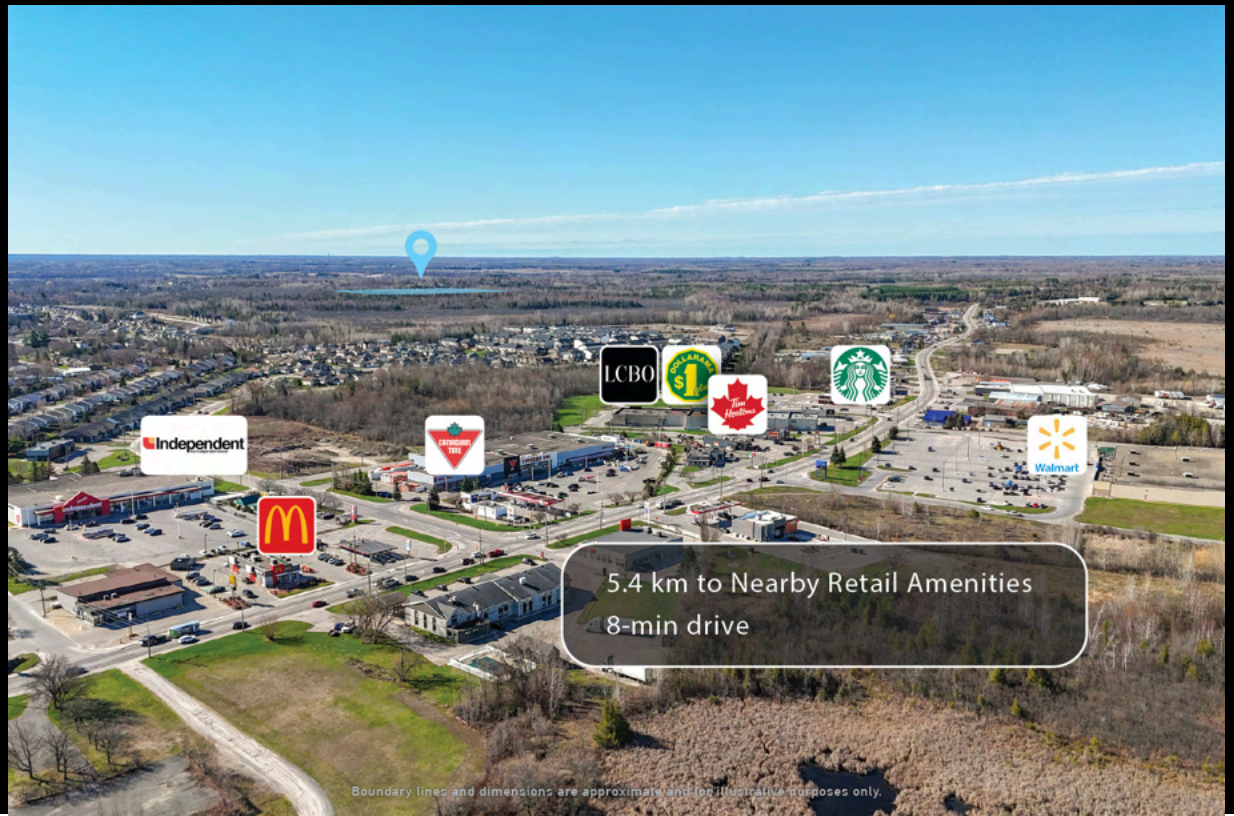
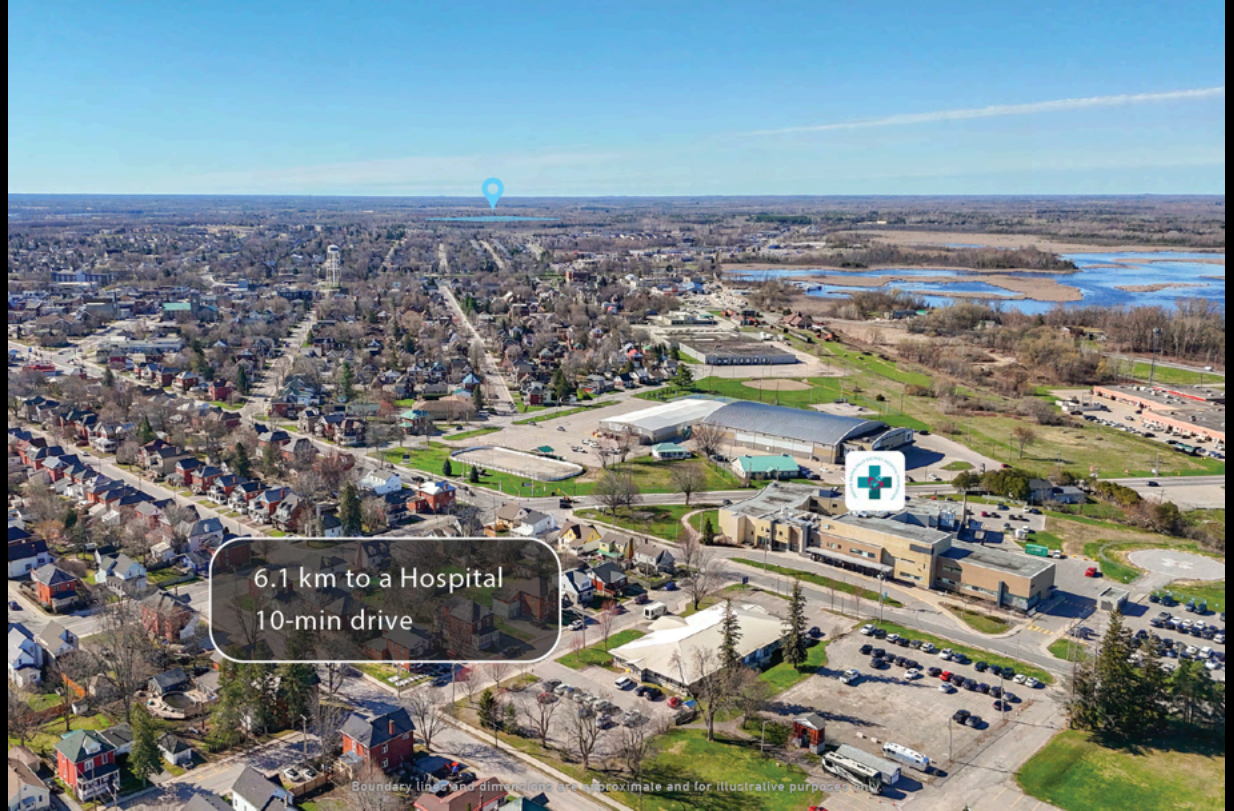
Property Description

Acquire a fully occupied 47-pad freehold land-lease mobile home community generating stable in-place income at a 4.6% cap rate, with approximately 49.46 acres of land and identified expansion potential for an estimated 70-130 additional sites, subject to approvals and servicing. 26 Salmon Side Road presents a rare opportunity to acquire an established community combining immediate cash flow with substantial long-term growth potential. The property consists of 47 occupied land-lease sites, a manager's residence, and approximately 35 acres of excess land beyond the existing developed portion of the community. Preliminary review has identified approximately 21 acres of practical expansion area capable of supporting an estimated 70-130 additional sites, with approximately 70 sites representing the low-end practical scenario. Based on current operating performance and estimated expansion costs, investors may have a pathway toward a stabilized yield on cost in the range of approximately 7.5%-8.5%+ following future expansion. Opportunities to acquire stabilized mobile home communities with meaningful excess land are increasingly scarce throughout Ontario, making this a compelling opportunity for operators, investors, and affordable housing groups seeking both current income and future value creation.

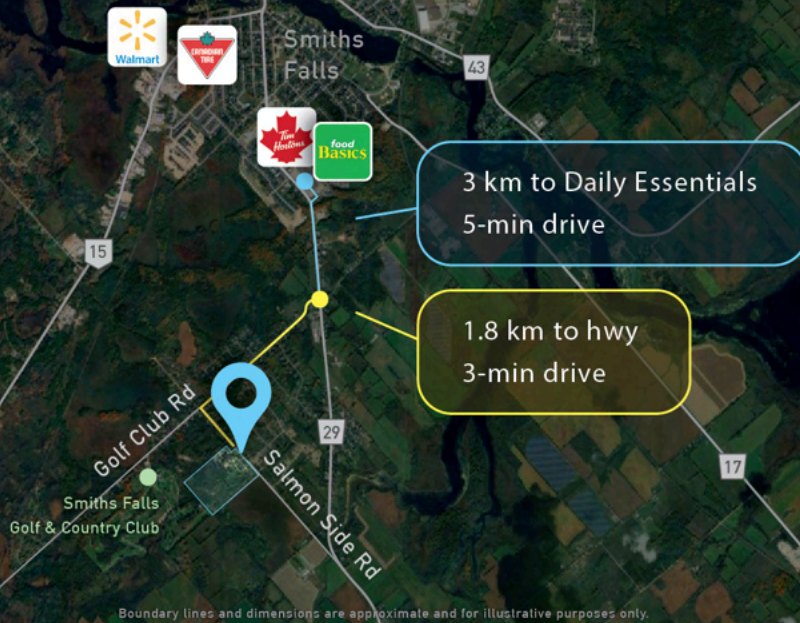


Surroundings

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



Established Land Lease Community

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

Municipal Taxes: \$29,830.82

Links to Additional Details

 [Property Overview](#)

 [Zoning Map](#)

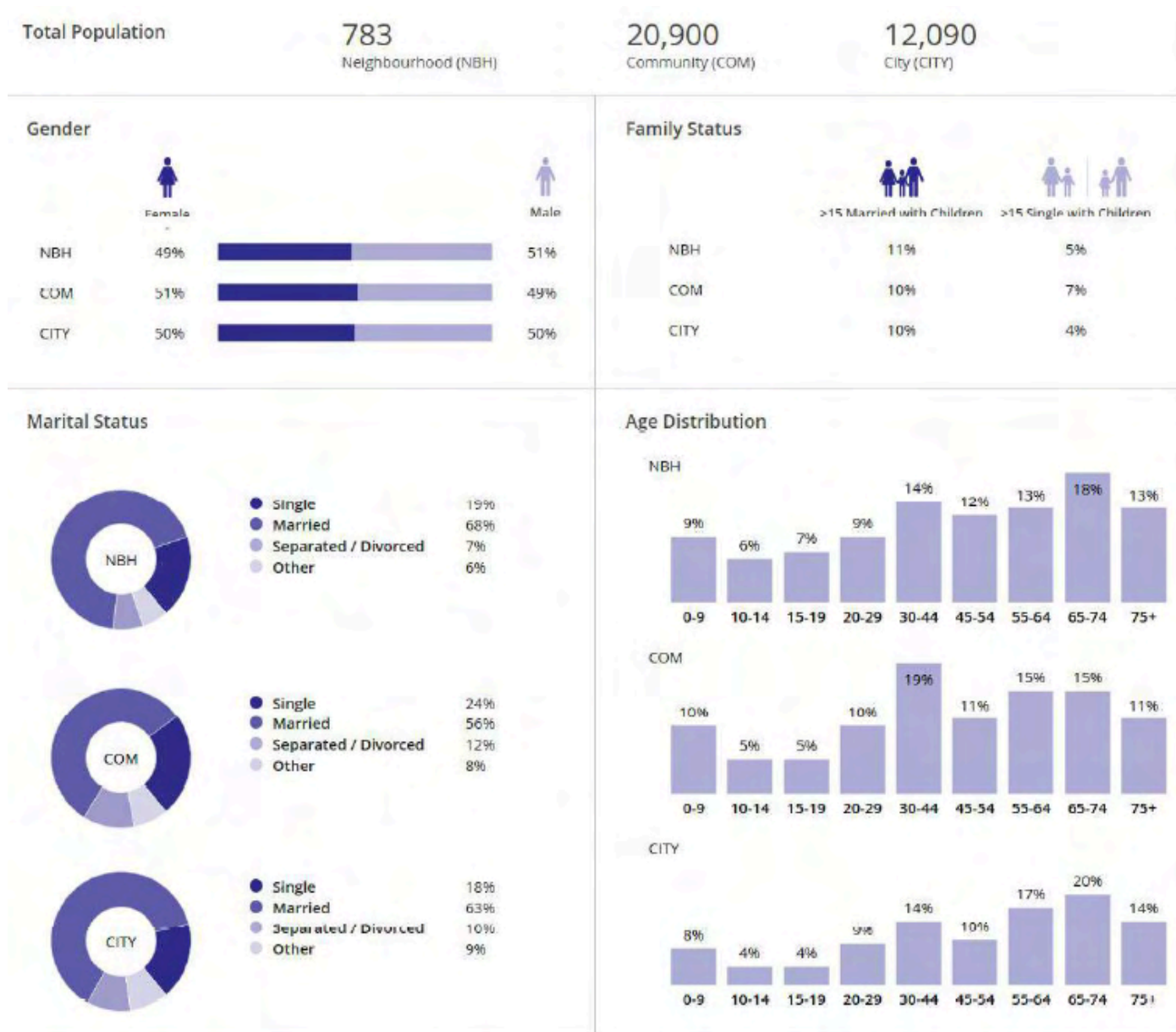
 [Zoning By-Law](#)

 [Environmental Information](#)

 [GeoWarehouse Property Report](#)

Demographics



Population



Demographics

Population

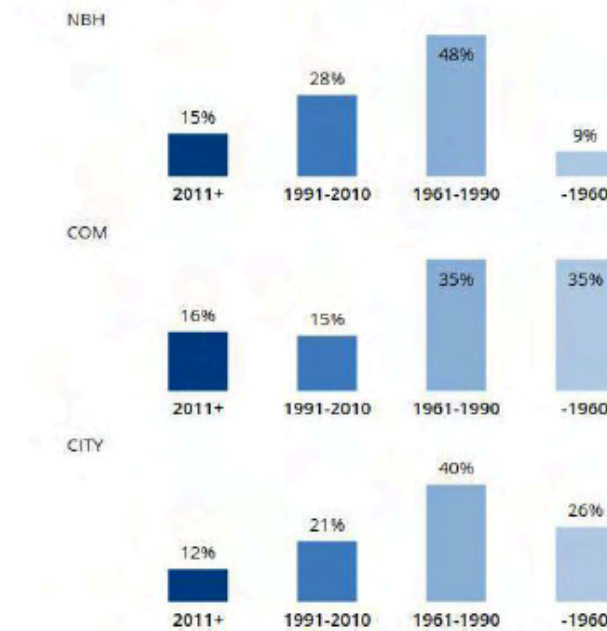
Structure Details

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

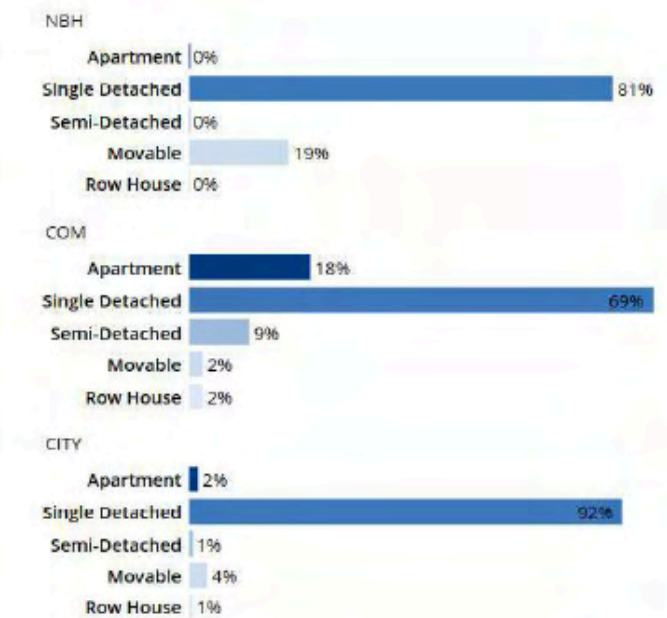
Ownership

	 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:

We strive to provide the most accurate information available, but some details may be complex or subject to change without notice. The information is deemed reliable but is not guaranteed to be accurate or complete. No warranty or representation of any kind, express or implied, is made regarding the information contained within this document. All parties are recommended to independently verify all details, and all measurements provided are approximate and should be independently confirmed. This information is not intended to replace any type of professional advice.

Brokered by RE/MAX Hallmark Realty Group Brokerage,
Independently Owned and Operated.
344 O'Connor St. Ottawa, ON K2P 1W1

DRM
REAL ESTATE

drmrealestate.ca



Danny Morissette

REALTOR®



View Property