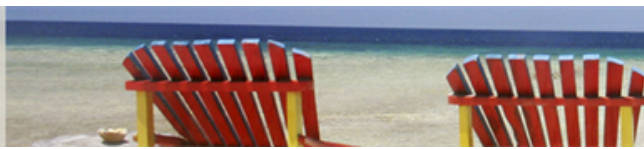




SCOTT BURNS
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2019-11-05 **25 IRON BRIDGE LANE, Chaffey's Locks K0G 1E0** ML#: 1174421

New Listing!



Status:	Active	List Price:	\$724,500.00
Dist/Neigh:	817- Rideau Lakes (S Crosby) Twp	Lease Rate:	
Municipality:		Trans Type:	Sale
Neigh Name:	Indian Lake	Sub Type:	Institutional/Speci Purpose
Site Area:		Lease Type:	
Lot Size:	Irregular	Fronting:	West
Zoning:		# Acres:	0.504
Zoning Desc:	Commercial (Tourist)	Bldg Sqft:	
Ind Type:		Total Sqft:	
Occupancy:			
Title:			
Legal:	PT LT 17 CON 8 SOUTH CROSBY PT 1 & 2, 28R10330; RIDEAU LAKES		

Directions/Remarks

Directions: **From Highway 15 turn onto Chaffey's Lock Road, turn right onto Iron Bridge Lane, follow to pin #25 on the right.**

Public Remarks: **Welcome to Dorothy's Lodge! This restored historic fishing lodge is in the heart of the Rideau Lakes in Chaffey's Lock. A fantastic, relaxing waterfront getaway on Indian Lake along with access to 5 other lakes without having to go through locks. This property features docking for 7 boats, great swimming with deep water, sand beach & excellent fishing. It is located within walking distance to the Cataragui Trail (great place for biking & hiking), convenience store with beer/liquor etc, Opinicon Resort & Restaurant/Pub/Ice Cream Shop, historic Chaffey's Lock, the Lockmaster's Museum & Cedars Art Studio. There is the main lodge, the annex building plus 3 separate cottages (all fully furnished...sleeps 45 people in total). A great place for family reunions, fishing derbies, conferences, weddings & corporate retreats! Good investment / income producing property in a great location. Own a piece of history on the Rideau System! Be sure to click on the MULTI MEDIA LINK for a video tour!**

General/Industrial/Warehouse

NOI:	Old	Ann Gross Inc:	Op Cost/Yr:	Oth Cost Yr:
Year Built:		Unit of Measure:	Master Record:	
RentSqft:		OfficeSqft:	Warehs Sqft:	Retail Sqft:
UsableSqft:		OtherSqft:	VacSqft:	Sign:
Tenancy:		Parking:	Add Cost:	Esc/Yr%:
Power:		Ceiling Height:	Loading:	
Lease Option:		Existing Improv:		
Ten Inducements:				
Fire Retrofit:		Enviro Assess:	Fire Protection:	
Management Co:			Manage Phone:	

Apartment/MultiFamily

#Storeys:	Tot # Units:	# Bach Units:	1 Bedrm Units:	2 Bedrm Units:	3 Bedrm Units:
#Oth Units:	Tot # Park:	# Surf Park:	# Under Park:	# Deck Park:	# Elevators:
Rooming Lic:					
Management:		Supply:	Rental Inc:	Vac Loss:	
Prop Taxes:	\$3,909	Advertising:	Parking Inc:	ADS:	
Insurance:		Security:	Other Inc:	Cash Flow:	
Water/Sewage:		Lawn/Snow:		Vacancy %:	
Heat:		Elevators:			
Hydro:		Maintenance:	Annual Gross Income:		
Cable TV:		Wage:	Total Expenses (TOE):		
Garbage:		Other:	Gross Operating Income:		
Legal:			Net Operating Income:		

Business

Bus Type:	Hosp Type:	Name:
#FT/PT:	# of Parking:	Rent Details:
Lease Exp:	Lease Option:	
Bus Taxes/Year:	Gross Sales/Yr:	Hrs of Op:
Inventory:		Size Prem:

Land

Serv:	Pot Use:
Exist Improv:	# Acres: 0.504

Other Information

Taxes/Yr:	\$3,909.00/2019	Assmt/Yr:	Survey/Yr:
Lease:			
Multimedia URL:	https://www.youtube.com/watch?v=ZjC9a_kEeyQ		

Office Information

List Office #1: **RIDEAU REALTY LIMITED, Brokerage**

Conditional/Sold/Other Information

FD:	PR:	CD:
DOM: 4	SD:	SP:
SRD:		