

\$1,100,000 - 58 TEMAGAMI RIVER Road

Listing ID: 40442677

\$1,100,000

, 4.62 acres

Hospitality

58 TEMAGAMI RIVER Road, Marten
River, Ontario, P0H1T0

Are you looking for a lifestyle change?

Welcome to Temagami Riverside Lodge on beautiful Red Cedar Lake in Marten River.

A short drive on Temagami River Road, off Highway 64 between Marten River and Field. This property has 4.62 acres and 466 feet of waterfrontage with stunning views up the channel and Crown Land across the Lake. A fairly level property with lots of mature pines. Featuring six updated guest cabins, 12 seasonal RV sites, and a pavilion for guests to gather. Each cabin has an open concept kitchen-dining-livingroom, 1-4 bedrooms, 3 or 4 piece bathroom, a screen porch, picnic table, BBQ, and fire pit. The cabins have been updated with new furniture, dishes, utensils, pots and pans. Some also have new flooring, bathrooms, kitchens and exterior paint. The Lodge operates from the May Long Weekend until Thanksgiving and caters to families, anglers, and hunters. Red Cedar Lake is part of the Temagami River System with 24 square kilometers of water to explore. Fish species include walleye, smallmouth bass, northern pike and lake trout. The property is off-grid, but with wood heat, propane stoves and hot water tanks, solar lights and receptacles, and Starlink internet service, guests have all the comforts of home. The

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Sellers are flexible with the sale of the Lodge, as a share transfer (Leaky Teepee Inc.) or land and buildings. Everything needed to operate the business is included in the sale. Take advantage of the extensive renovations and upgrades over the past 3 years. An information package is available to interested buyers. HST is applicable and is in addition to the purchase price.

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Last Modified: 25/09/2023 10:43:20 AM

Listing Office: Chestnut Park Real Estate Limited, Brokerage, Huntsville