

\$1,599,000 - 239 CHAPMAN'S LANDING Road

Listing ID: 40480935

\$1,599,000

, 4.4 acres

Hospitality

239 CHAPMAN'S LANDING Road,
Nipissing, Ontario, P0H1W0

Well Established Tourist Resort specializing in Fishing on Lake Nipissing & Family Recreation. This Business has multi season income streams with a Thriving Winter Season featuring an amazing Ice Bungalow Fishing operation with 14 Bungalows providing On-Ice accommodations for the ultimate ice fishing experience. For the other 3 seasons, there are 5 updated and well-appointed 2 bedroom cottages plus an open area perfectly suited for camping and trailer sites with additional Picnic space plus a refreshing Inground Pool for Family Fun. The property is on 4.4 level acres with over 1200' of combined waterfront on both the South River and Beatty Creek. Business includes a fleet of fishing boats w/motors docked on Beatty Creek along with kayaks and canoes available for rent and an extensive chattel list making this Tourist Resort the Perfect Turn Key operation. The recently built beautiful Owner's residence is a spacious 3 bedroom home with stunning open concept design featuring vaulted ceilings and a beautiful chef's kitchen. There is a generous master suite and huge back deck with hot tub and private gardens. Home has a full high and dry undeveloped basement with walk in to large attached garage. The Resort Office/Store is also

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connected to the home for added convenience. Escape city life and live the dream of being paid to go fishing plus the joy of guiding families to one of the best fishing lakes in Ontario both winter and summer. Book your appointment today and make the life change you wish you had done years ago. (id:49587)

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Listing Office:Re/Max Legend Real Estate Inc., Brokerage, Restoule