

INVESTMENT OPPORTUNITY



GOLDEN POND RV RESORT
4340 Cromarty Drive, Mossley, Ontario

267 SITES

Property Overview	03
Property Description	04
Golden Pond Amenities	05
Rental Unit Breakdown	06
Park Overview	07
Photos	08
Location Map & Aerial View	11

Index

Guidelines

Cushman & Wakefield Waterloo Region Ltd. (“C&W”), as exclusive agent for the Seller, is pleased to offer to the market a 100% freehold interest in Golden Pond RV Resort, 267 rental units and a state-of-the-art 7,200 square foot Class A industrial building.

All offers must be presented in writing and include:

1. Name and identity of the prospective purchaser or purchasers;
2. Purchase price, initial deposit and deposit payable on satisfaction or waiver of the purchaser’s due diligence conditions;
3. Purchaser’s proposed due diligence investigations and timeline for satisfaction of same;
4. Anticipated date of closing;
5. The address, email and fax number of the prospective purchaser.

All interested investors are encouraged to schedule a property tour to visit the community and the surrounding market with an approved representative to fully appreciate its market position, quality and strong fundamentals.

PROPERTY OVERVIEW

Park Name:	Golden Pond RV Resort
Park Address:	4340 Cromarty Drive Mossley/Dorchester
County:	Middlesex
PINs:	081780095, 081780181 & 081780179
ARN:	392600004016200
Total Land Area:	42.883 Acres
Total Rental Units:	267
Purchase Price:	\$9,950,000



WATCH PROPERTY VIDEO

Bungalow with 2 rental apartments:

- 3 bedroom and 1 bedroom units
- Totally renovated in 2004 with new kitchens, bathrooms, appliances, furnace and hot water heater
- Brick garage

Check-in/ Administration Office:

- Built 2014, includes mailing room with 240 mailboxes, in-floor heating

Work Shop:

- 60 ft x 120 ft
- 18 ft ceiling height
- 3 - 16 ft x 14 ft insulated drive-in doors
- 1 - 10 ft x 10 ft drive-in door
- In-floor heating

Pavilion:

- Renovated and enlarged in 2009, includes washrooms

Security Gates:

- Upgraded to phone use
- Management can control gates from anywhere

Miniature Golf Course:

- Revamped in 2017 with new outdoor carpet and borders

Recreation Hall:

- 40 ft x 90 ft, Deck - 14 ft x 90 ft
- Renovated in 2006, includes washrooms and coin operated showers, hall with stage and lighting

Restaurant/Store:

- Built 2012, includes large kitchen, natural gas fireplace in eating area

Pool:

- 24 ft X 48 ft pool with concrete patio
- Newer aluminum perimeter fencing

Laundry room/Pool Building:

- Completely renovated and insulated in 2005
- Coin operated showers, washers and dryers

Electrical:

- Upgraded to 3 phase in 2012/2013

Sanitary Sewer:

- 3 septic weeping beds and tanks

Storm Sewers:

- Installed in 2009 in E Section and part of B Section

Water/ Pump House:

- 2 pressure tanks and 3 contact tanks
- Excellent water quality with a simple to manage chlorination system

Natural Gas:

- Available throughout the park

PROPERTY DESCRIPTION

C&W is pleased to present Golden Pond RV Resort

Introducing the Golden Pond RV Resort, a distinguished blend of residential and commercial opportunity, nestled just off Highway 401 in the charming town of Mossley. This expansive 43-acre property offers an unparalleled investment opportunity, featuring a comprehensive mix of 267 rental units and a state-of-the-art 7,200 square foot Class A Industrial building.

Golden Pond RV Resort serves a dual purpose as both a seasonal campground, operational from May 1st to September 30th, and a Mobile Home Park that provides permanent, year-round sites. The rental units are meticulously categorized to cater to a diverse clientele, including 57 year-round sites for long-term residents, 54 extended seasonal sites, 39 seasonal sites exclusively for adults, 66 family-oriented seasonal sites, 41 transient sites for short stays, and 10 traditional tent sites. Adding to the property's appeal is a residential building housing 2 rental apartments, providing additional revenue streams.

The industrial building within the resort is a highlight, offering 7,200 square feet of Class A space. This versatile structure can accommodate a variety of business operations or storage needs, adding a significant value proposition for investors looking to capitalize on both the recreational and commercial aspects of the property.

Golden Pond RV Resort is equipped with a wealth of amenities designed to ensure a pleasant and enjoyable experience for all guests and residents. Facilities include a large Recreation Hall with a capacity of over 200 people, an on-site Restaurant and General Store for convenience, a Swimming Pool & Patio area for relaxation, and a Large Pond for fishing enthusiasts. Recreational options abound with Paddle boat rentals, a centrally located Laundry Room with coin-operated machines, modern Washroom Facilities, a Children's Playground, Shuffleboard, Beach Volleyball, Miniature Golf, a Large pavilion, Horseshoe Pits, and a Tennis/Basketball Court.

The property is fully serviced by a well, septic systems, 3-phase electrical and natural gas running throughout the park. These utilities provide a seamless operational foundation for the parks infrastructure, including the exceptionally maintained privately owned roads.

Golden Pond RV Resort presents a significant investment opportunity with plenty of room for growth and expansion. The potential to add additional permanent sites, 6 rental cabins and trailer storage offers a clear path to enhance the property's revenue-generating capabilities.

This unique property combines the tranquility of a residential community with the practicality of commercial space, making it an attractive proposition for investors seeking a multifaceted real estate opportunity. Golden Pond RV Resort represents not just an investment in real estate, but an investment in a lifestyle, offering a blend of nature, convenience, and potential in the heart of Mossley.

➤ HIGHLIGHTS

- Full-Services RV Resort
- High Occupancy
- Numerous Amenities

GOLDEN POND AMENITIES:

- Recreation Hall
(accommodate 200+ people)
- Restaurant
- General Store
- Swimming Pool & Patio with umbrellas
- Large Pond for fishing
(catch & release)
- Paddle boat(s) rentals
- Laundry Room
(centrally located, coin-op machines)
- Modern & clean Washroom Facilities
(centrally located, coin-op showers)
- Children's Playground
- Shuffleboard
- Beach Volleyball
- Miniature Golf
- Large pavilion with washrooms
- Horseshoe Pits
- Tennis/Basketball Court





Rental Unit Breakdown

267

Total Rental Units

57

Year Round Permanent

200

Seasonal Sites

10

Tent Sites

8

Total Additional Sites

2

Apartments

6

Potential Cabins

PARK OVERVIEW



Summary of Sites	
39	Section A: Total Seasonal - no children
57	Section B: Total Permanent
66	Section C: Total Seasonal - with or without children
18	Section D: Total Transient Sites
18	Section D: Total Transient used as seasonal
54	Section E: Total Extended Seasonal Sites
5	Section F: Total Front Entrance Transient
10	Tent Sites
267	Total Existing/Potential Sites
6	Cabins (potential cabins)
2	Apartments in house

PROPERTY PHOTOS



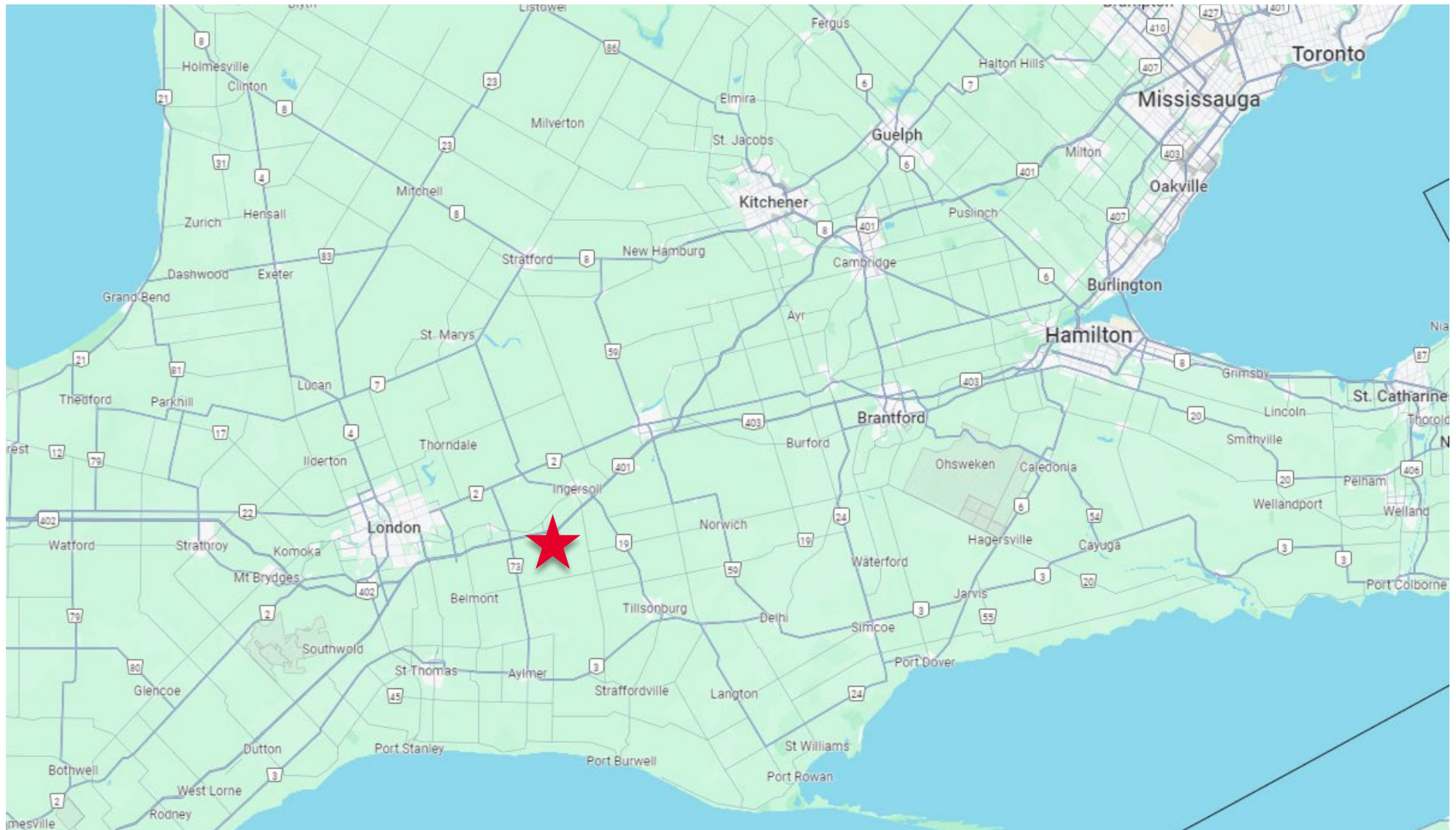
PROPERTY PHOTOS



PERMANENT SITES



LOCATION MAP



AERIAL VIEW



The Seller and its agents do not warrant or represent the property boundaries lines. These lines are approximate.

Mobile Home Park, Campground & Marina Group



Scott Anderson, SIOR

Broker / Senior Vice President
Investment Services
Direct: +1 519 804 4381
Office: +1 519 585 2200 ext.381
Mobile: +1 519 240 3008
scott.anderson@cushwakewr.com



Paul Zuzan

Realtor
Investment Services
Direct: +1 519 804 4337
Office: +1 519 585 2200 ext.337
Mobile: +1 519 240 0037
paul.zuzan@cushwakewr.com



Michelle Svartsjo

Broker
Investment Services
Direct: +1 519 804 4366
Office: +1 519 585 2200 ext.366
Mobile: +1 226 339 4905
michelle.svartsjo@cushwakewr.com



4295 King St. E. Suite 401
Kitchener, ON N2P 0C6
519.585.2200
www.cushwakewr.com

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