

For Sale
\$6,450,000



Treasure Island Marina

1753 Highway No. 2 East, Kingston, Ontario

Ed Belanger*
Senior Vice President
613.963.2632
ebelanger@lennard.com

Joseph Wise*
Senior Vice President
416.649.5909
jwise@lennard.com

Bridger Hunt
Sales Assistant
416.666.4842
bhunt@lennard.com

Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.

Treasure Island Marina

Nestled where the St. Lawrence River meets the Bateau Channel lies Treasure Island Marina. It's a special place, positioned between Kingston and the Thousand Islands archipelago, making it a boater's paradise.

This marina isn't just a place to dock your boat; it's an entryway to a world of aquatic adventures. You can easily access Lake Ontario, explore the Thousand Islands, venture into upstate New York, USA, or navigate the historic Rideau Canal. The opportunities for boating here are diverse, ranging from peaceful trips to exciting journeys.

Situated just 6 km east of downtown Kingston, right off County Road 2 and next to Abbey Dawn Road, this marina is on the northern side of the St. Lawrence River. The surroundings include well-established residential areas. St. Lawrence Avenue, along the marina's eastern edge, leads to Treasure Island, an area that has evolved from its cottage roots into a refined residential enclave.

In addition to its breathtaking natural surroundings, the Treasure Island Marina is renowned for the warmth and friendliness of its residents, fostering a strong sense of community. The blend of stunning natural beauty and genuine hospitality creates an inviting and truly remarkable atmosphere.



Property Overview



Municipal Address 1753 Highway No. 2 East, Kingston

PINs 363070264 (parcel 1), 363070401 (parcel 2), 363070144 (parcel 3)

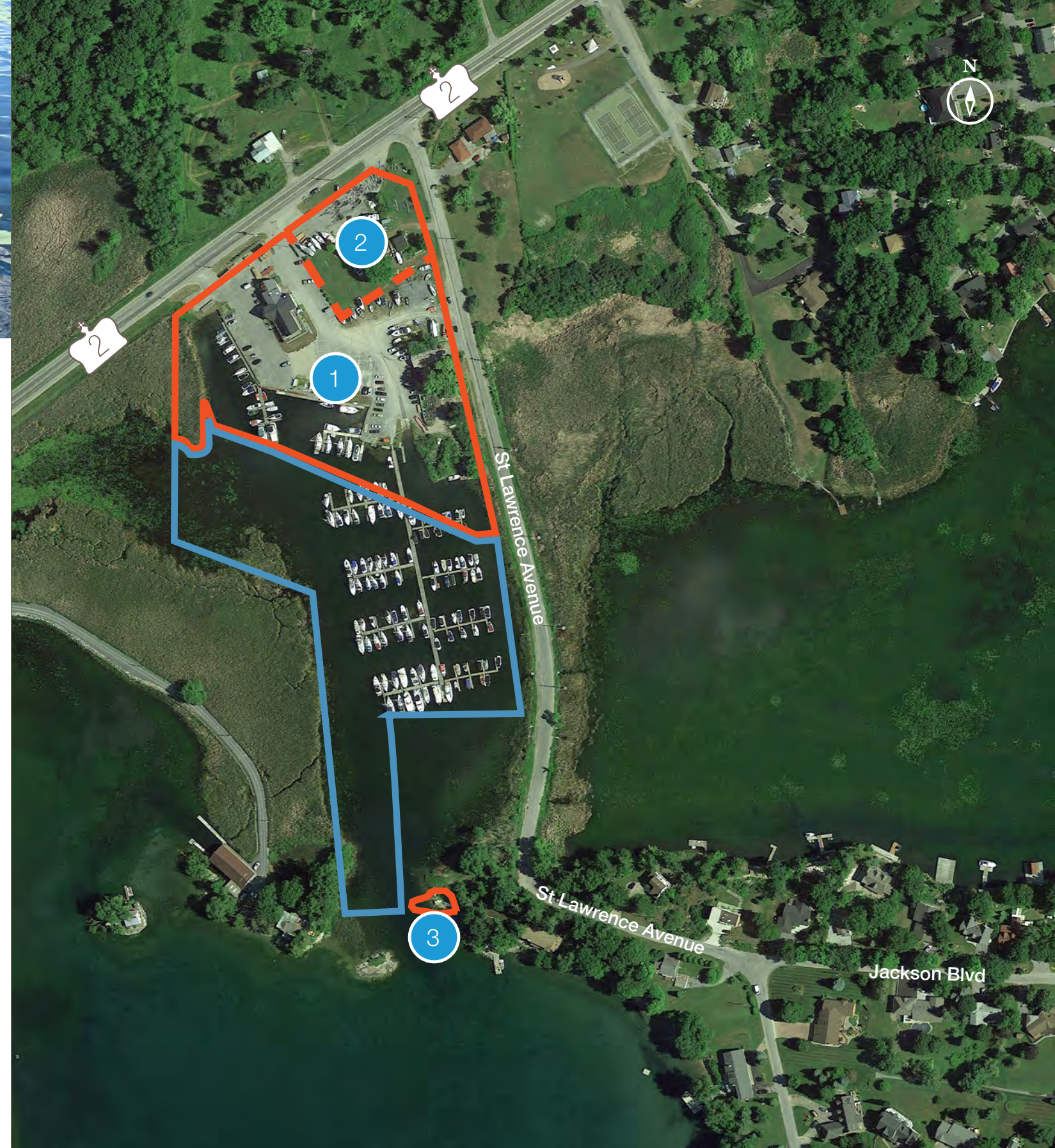
Water Type Drilled fresh water well with water treatment system in place

Sanitation Type Septic Tanks

Official Plans Land Use Designation, Schedule 3C:
Rural Commercial (RUC):
The Rural Commercial designation is intended to permit a variety of larger scale recreational, social and cultural uses and facilities, including golf courses, marinas, greenhouse operations, overnight accommodations, and a hotel. Retail and office uses that are clearly an accessory use to the primary rural commercial uses are also permitted. Other types of retail and service commercial uses are intended to locate within a Hamlet or within the Urban Boundary.

Zoning Tourist Commercial Zone (CT):
Tour Boat Operation (CT-4):
The lands designated CT-4 may be used for tour boat operations including a souvenir shop and accessory office facilities; and a tourist floating dwelling house.
(By-Law No. 11-75; 40-93)

	Dry Land	Water Lot	Total
Parcel 1 - 1753 Highway 2	3.50 Acres	1.69 Acres	5.19 Acres
Parcel 2 – 1767 Highway 2	1.12 Acres	0 Acres	1.12 Acres
Parcel 3 – 0 St Lawrence Avenue	0 Acres	0.05 Acres	0.05 Acres
Water Lot Lease	-	4.61 Acres	4.61 Acres
	4.67 Acres	6.35 Acres	11.02 Acres



Property Outline

Water Lot Lease Property Outline

Parcel 1

Parcel 2

Parcel 3

Buildings & Docks

1. A large 7,278 sq ft, Marina Building, encompassing:
 - A sizable waterfront restaurant featuring an upstairs banquet area with extensive wraparound decks on two levels, complete with a generously sized, partially equipped kitchen
 - 2 Marina offices
 - Boaters washrooms use, showers and laundry facilities
 - 1 one-bedroom apartment
2. 2,025 SF Quonset Hut / Work Shop
3. New boaters BBQ area and separate Gazebo with swimming area to enhance the customer's experience
4. 170 Slips, with 2,500 SF of new docks installed in 2018
5. 120' full-service dock which includes both gas and diesel pumps with a small retail Gas Hut
6. Recent updates include new windows, siding, and roof



Services & Features

First-class marina for motorized and sail craft with operational and income growth opportunities and/or real estate development opportunities (Townhouses, Condo, Hotel, Resort, or Retirement) (Zoned CT4).

The following services produce a steady annual income:

- 170 slips
- Summer and Winter Storage
- Waterfront Restaurant & Banquet Space
- 1-Bedroom Apartment
- Boat (and Jet Ski) Rentals
- 2 Office Spaces
- Gas and Diesel sales
- Licensed NyDock Dealer - Eastern Ontario & Quebec



Important Factors

Treasure Island Marina has been pristinely maintained and improved by the owners since acquisition in 2011. Buildings and services have been added over time with more value-add to be achieved by the next owner. The City of Kingston is also involved in extensive upgrades around the marina which will add value.

Other factors to consider include:

1. Environmental – Phase 3 environmental completed in 2009. Phase 2 completed in 2011 by Pinchin Environmental.
2. Water lot lease – The water lot lease is with Fisheries and Oceans and allows access to the St Lawrence River from the bay that our docks sit in. These permits are current and paid annually. (4.61 Acres).
3. City of Kingston is upgrading Hwy 2 and St. Lawrence Avenue; new grading, pavement, landscaping, complete with look out points on St. Lawrence Ave.
4. Drilled fresh water well with water treatment system in place.
5. 2 – 4,000 litre holding tanks.
6. Marina staff in place.
7. Extensive equipment list to be included (list available through listing agents/data room).

City of Kingston New Project Initiatives

The City Of Kingston is actively working on the roads surrounding the marina, upgrades to the existing culverts, new pavement and landscaping.

- Opportunities to enhance access and safety for active transportation users (pedestrians, cyclists, etc.) will be explored as part of this project for all three roadways (Abbey Dawn Road, Highway 2, and St. Lawrence Avenue).
- Project profile sheets from the City of Kingston's Waterfront Master Plan are available to provide conceptual details for the lookout features planned on Abbey Dawn Road and St. Lawrence Avenue. Note that the pathway improvement at Rudd Avenue, which is associated with the Abbey Dawn Road lookout is planned for construction in 2023, separately from the larger road improvement project.



For further information and access to Lennard's data room, please contact the listing agents for a Confidentiality Agreement.

Treasure Island Marina Is Your Go-To Place For Nydock Floating Dock Systems

Treasure Island Marina is Canada's largest "Nydock Dealer" serving Eastern Ontario and all of Quebec. The Marina owns and controls an exclusive license agreement with Nydock which is transferrable to the new owner.

This exclusive licensing agreement adds an exciting dynamic to the business operation of Treasure Island Marina.

Nydock is synonymous with Excellence in Floating Systems and is dedicated to revolutionizing waterfront experiences with innovative and reliable floating systems.

Whether seeking a versatile solution for residential use, a robust platform for commercial applications, or an eco-friendly option for sustainable marinas, Nydock has a solution.



*Pictures from Nydock, not Trearue Island Marina.

Nydock is reowned for its Quality, Innovation and Reliability

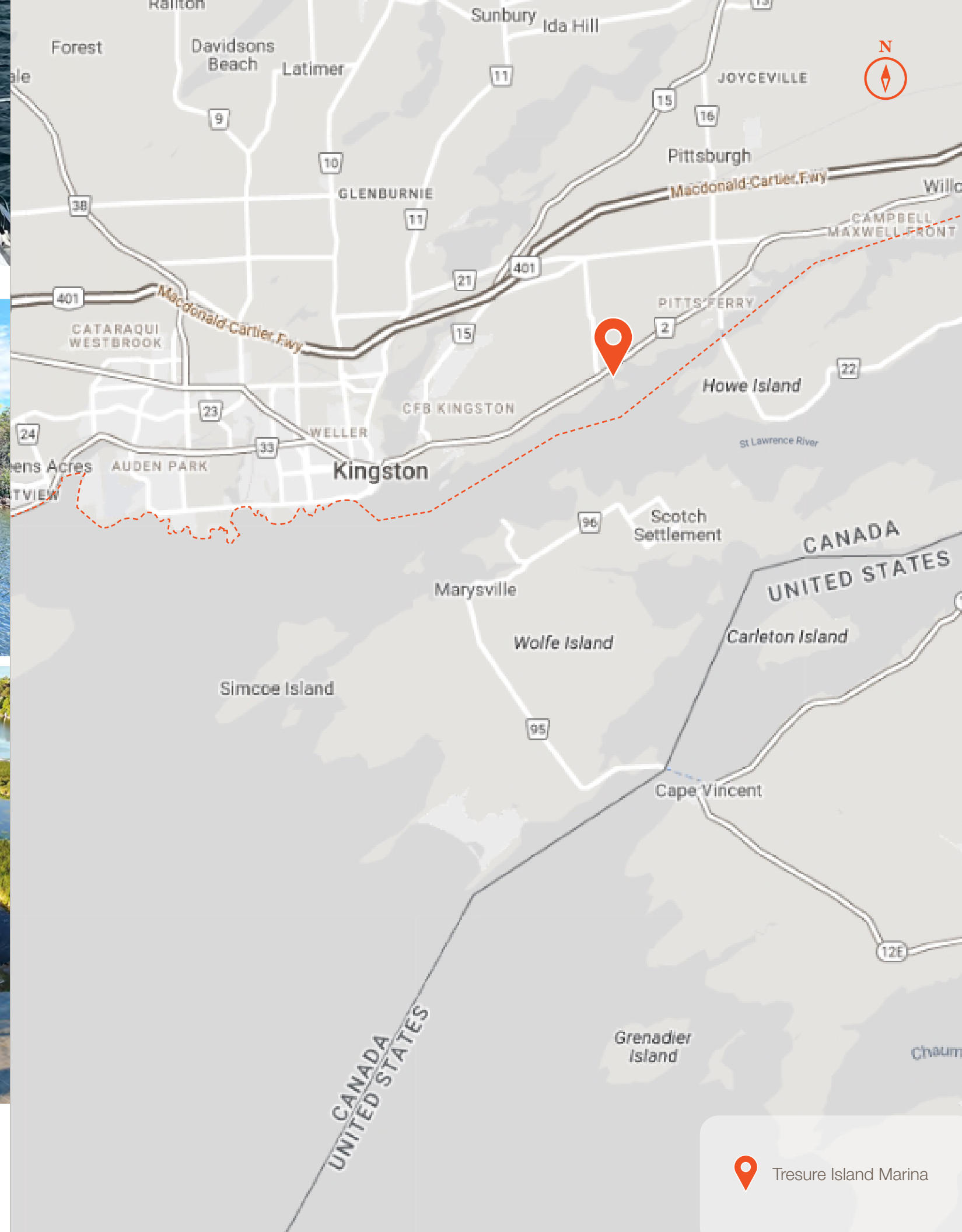
- **Cutting-Edge Design:** Nydock's floating systems are meticulously designed using the latest technology and engineering principles. The team of experts ensures that every Nydock product meets the highest standards of quality and performance.
- **Durable Materials:** The company understands the demands of water environments. That's why Nydock products are constructed from premium materials that can withstand the rigors of water, weather, and time, ensuring longevity and low maintenance.
- **Customization:** Client vision is unique, and Nydock brings that vision to life. The floating systems can be tailored to specific needs, whether it's a residential dock that complements a property's aesthetics or a commercial platform with specialized features.
- **Exceptional Customer Support:** At Nydock, customer satisfaction is the priority. The dedicated support team is ready to assist from product selection to installation, ensuring a smooth and enjoyable experience.

Nydock Products include the following:

- **Residential Floating Docks:** Enhance your waterfront property with our customizable residential docks. Designed for durability, aesthetics, and ease of use, our docks provide a seamless connection to the water, giving you the perfect spot for relaxation and recreation.
- **Commercial Solutions:** From event venues to work platforms, Nydock's commercial floating systems offer unmatched versatility. These durable and adaptable platforms can support various activities, making them an ideal choice for businesses seeking reliable water-based solutions.
- **Eco-Friendly Marinas:** Nydock is committed to environmental sustainability. Our eco-friendly marina systems are designed to minimize their ecological impact while providing exceptional value. Explore our range of options for creating responsible marina facilities.

👉 For more information on Nydock systems, please visit: <https://nydock.com/>

Gallery



Lennard:

 Treasure Island Marina



For Sale
\$6,450,000

Treasure Island Marina

1753 Highway No. 2 East, Kingston, Ontario

Ed Belanger*
Senior Vice President
613.963.2632
ebelanger@lennard.com

Joseph Wise*
Senior Vice President
416.649.5909
jwise@lennard.com

Bridger Hunt
Sales Assistant
416.666.4842
bhunt@lennard.com

Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.