

COMMERCIAL & RESIDENTIAL WATERFRONT PROPERTY

FOR SALE

\$1,075,000



1222 MAIN STREET MARYSVILLE

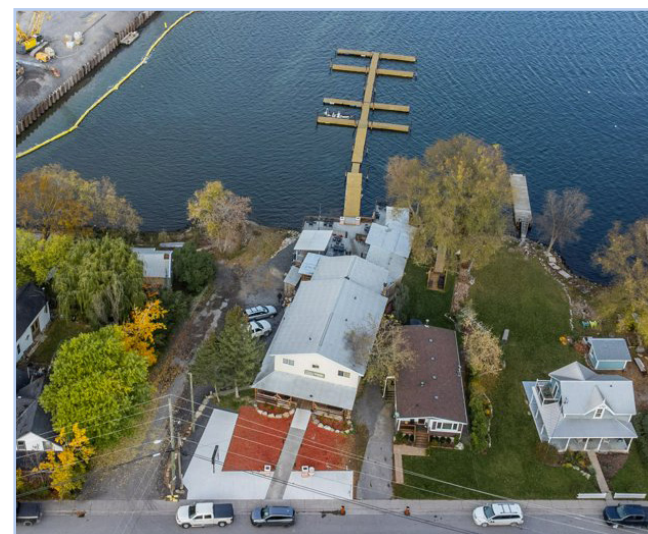
PROPERTY DETAILS

- Bar and restaurant with approximately 235 seats (total inside & patio).
- Seasonal docking.
- Second floor a three bedroom apartment, a one bedroom apartment and a management office provide the opportunity for rental income and/or owners suite.
- The property is being sold with vacant possession.
- Chattels are not included in the sale price but can be purchased in addition.

LOCATION

MARYSVILLE, WOLFE ISLAND

- Wolfe Island is located at the mouth of the St Lawrence River and is the largest of the 1000 Islands.
- Marysville is the centre of the island community with all the main services.
- The new ferry dock is due for completion in 2023 and is one block from the property.



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SITE DETAILS

LEGAL DESCRIPTION	PT LT 1 CON OLD SURVEY WOLFE ISLAND AS IN FR527077; FRONTENAC ISLANDS
PIN	363170157
ZONING	Commercial & Residential
NEIGHBOURHOOD	Marysville
PARKING	On site
SITE DIMENSIONS	51 ft x 160 ft
SEWER	Holding Tank
BASEMENT	Partial, Partially Finished

WATERFRONT

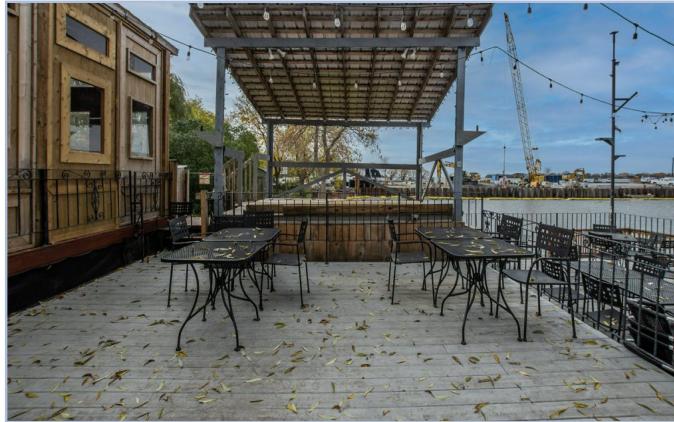
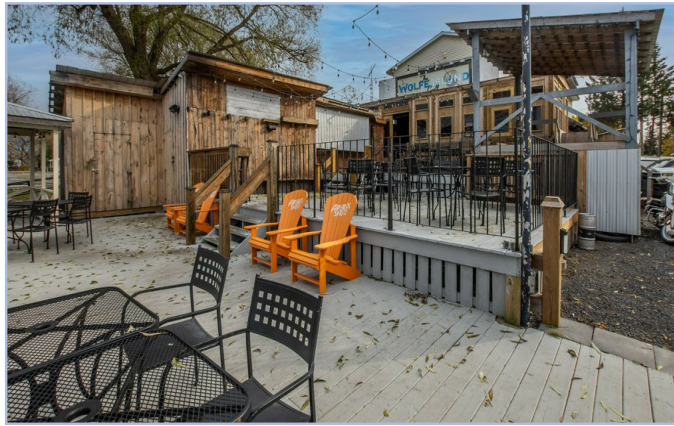
WATER BODY	St. Lawrence River & Lake Ontario
ISLAND	Wolfe Island
WATERFRONT FRONTAGE	51 ft
TAXES (2021)	\$4627.09 (2022)
DOCK	Private Docking
SHORELINE	Clean, Deep, Natural
SHORE RD ALLOWANCE	Owned



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PHOTOGRAPHS COMMERCIAL SPACE

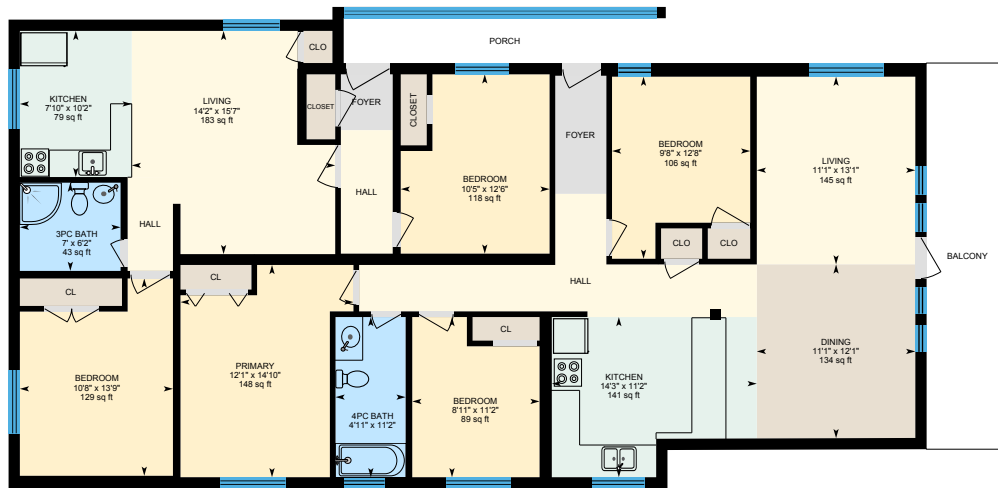
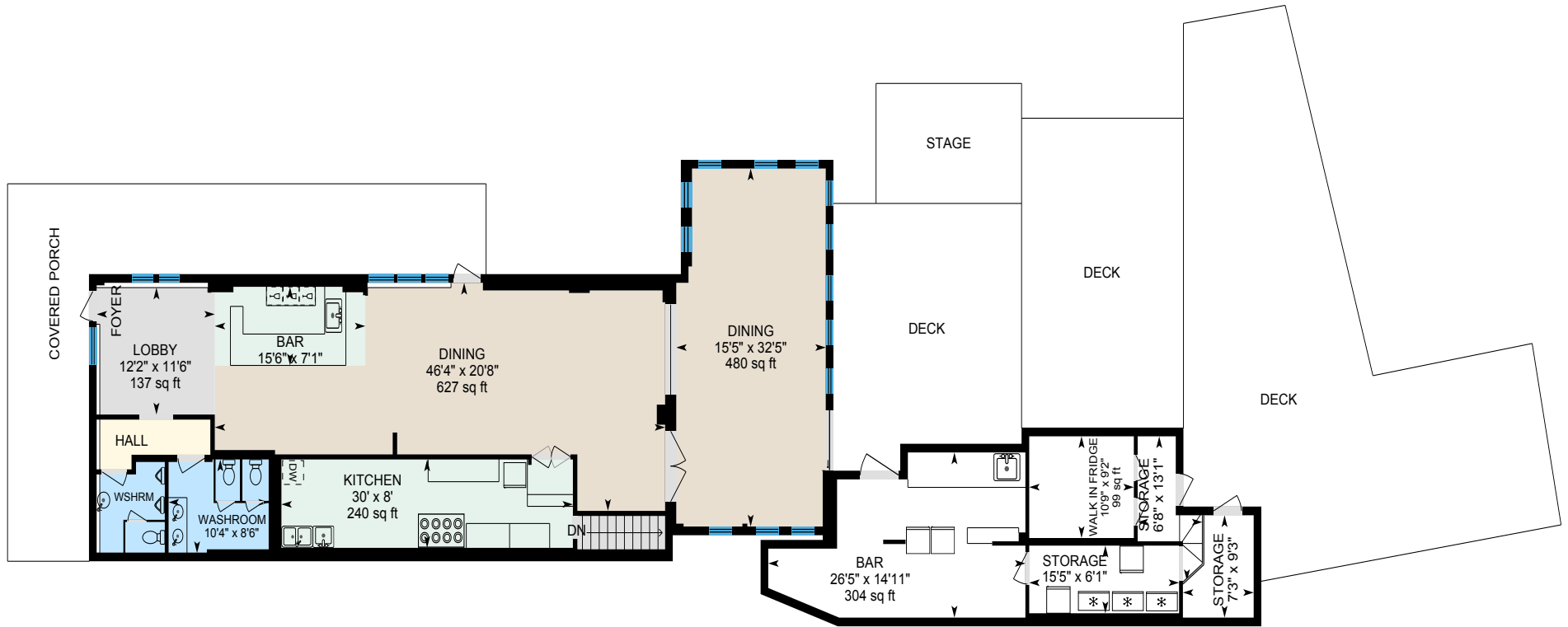


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PHOTOGRAPHS UPPER RESIDENTIAL UNITS





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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS & GROCERY

- General Wolfe Inn
- Wolfe Island Pub & Pizzeria
- Fargo's General Store
- Vegetables Unplugged
- Wolfe Island Bakery

AMENITIES

- Big Sandy Bay
- Cycle Wolfe Island
- Wolfe Island Riverfront Golf Course
- White Meadows Natural Therapy

RETAIL & SERVICES

- Ferry Lane Studio
- Stone Heron Gallery
- My Old Cher
- Metal Craft Marine
- Riverview Farms
- Horne's Ferry (Seasonal)
- White's Rides
- Cedarcliff Cottage
- Blue Horizon B&B
- Shanti Retreat Centre

WOLFE ISLAND

Located directly opposite the City of Kingston, forms a natural boundary between Canadian and United States shores, at the entrance to the St. Lawrence River. The island is some twenty miles in length and ranges from one to seven miles in breadth; a fertile Island of over 30,000 acres in area. It is the largest of the famed Thousand Islands. It divides the St. Lawrence River and Lake Ontario and shipping channel to the south. It might well be called the gateway to the Seaway. Beautiful sunrises, breath-taking sunsets and spectacular night-time skies are a big part of its charm.

