



## Bayside Marina, Restaurant and Two Homes



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# Bayside Marina, Restaurant and Two Homes

Blind Bay, BC

## PROPERTY DETAILS

<b>Listing Number:</b>	23142
<b>Price:</b>	\$4,950,000
<b>Taxes (2023):</b>	\$7,153.89
<b>Size:</b>	0.827 of an acre
<b>Zoning:</b>	C6

## DESCRIPTION

Located on the waterfront of the stunning Shuswap Lake in Blind Bay, the Bayside Marina & Restaurant presents an investment opportunity that does not come up often in the Heart of the Shuswap. This iconic, well-established and profitable business includes two homes, storage facilities, 112-slip marina, a restaurant and rentals business, and gas pump facilities.

The offering includes the two homes located on Marine Drive on a 0.827-acre parcel and the marina located on a 2-acre foreshore lease. There is a rental contract in place with a third-party operator for a portion of the boat and Sea-Doo rental arm of the business, which frees up time for the seller to attend to the other aspects of the business. Should the new owner of the business decided to operate the boat and Sea-Doo rental portion of the business as well, this would significantly increase the revenue generated by the business. The marina offers 6-month moorage running from April 1 to October 1, and includes boat launch. Winter storage is available from October to April with both on-site and located off-site storage available, with

covered storage, covered and heated storage as well as open storage with shrink wrapping available on request.

Shoreline Holdings owns the foreshore lease as well as the assets including the buildings and restaurant and bar equipment and portions of the rental fleets which do not belong to the sub-contractor. Detailed info package available. There is a shared septic system between the white house across the street included in the sale and the restaurant. The red house is on its own mini-treatment septic system. The zoning for the houses is C6 commercial and there are two suites in the main house both currently rented out.

Full info package available with Listing Agent. Financial information available upon signing an NDA. Please do not approach staff or owners on the property directly.

The property is located in a fantastic central location in Blind Bay, with the marina tucked into a protective bay sheltered from the prevailing wind and weather which occasionally comes down the lake making this marina the preferred locations for boaters in the area.

Call the listing REALTOR® today for more information or to book a time to go by for a look.

## LOCATION

2886 Marine Drive - Blind Bay, BC



## DIRECTIONS

Please refer to the mapping section of this listing for the detailed location.

## AREA DATA

Blind Bay is situated on the eastern shore of Shuswap Lake, one of the most popular recreational lakes in British Columbia. It is located in the southern part of the province, near the town of Salmon Arm.

The area is known for its beautiful natural surroundings, making it a popular destination for outdoor enthusiasts. Visitors and residents can enjoy activities such as boating, fishing, swimming, hiking, and golfing. Shuswap Lake Provincial Park is also nearby, providing opportunities for camping and picnicking.

## Amenities

While Blind Bay itself is a smaller community, the nearby town of Salmon Arm offers a range of amenities, including shopping centers, restaurants, medical facilities, and other services.

## Tourism

Tourism is an essential part of the local economy, with many visitors coming to enjoy the lake and

its recreational opportunities during the summer months.

## Real Estate

The area around Blind Bay features a mix of vacation properties and year-round residences. Many people choose to purchase vacation homes or cabins here due to the scenic surroundings and recreational opportunities.

## RECREATION

Here are some of the key recreational opportunities that Shuswap Lake has to offer:

### Boating

Shuswap Lake is ideal for boating enthusiasts. Whether you have a speedboat, sailboat, or houseboat, the lake's vast size and numerous coves provide ample space for water-based activities. There are marinas and boat launches available for easy access to the lake.

### Fishing

Fishing is another popular activity on Shuswap Lake. The lake is known for its abundance of fish species, including rainbow trout, salmon, lake trout (char), and others. Anglers can fish from the shore or take advantage of fishing charters available in the area.

### Swimming

The lake's clear and refreshing waters make it an excellent spot for swimming during the warmer months. Many of the lake's beaches, parks, and resorts offer designated swimming areas for visitors to enjoy.

### Hiking and Nature Trails

The Shuswap region offers various hiking and nature trails that showcase the area's stunning scenery. These trails vary in difficulty, allowing both

casual walkers and experienced hikers to explore the surrounding forests and landscapes.

### **Camping**

Shuswap Lake Provincial Park and several other campgrounds around the lake provide opportunities for camping and enjoying the great outdoors. Camping allows visitors to immerse themselves fully in the natural beauty of the area.

### **Houseboating**

Houseboating is a unique and popular activity on Shuswap Lake. Renting a houseboat allows visitors to experience a floating vacation home, exploring the lake's many arms and enjoying scenic views.

### **Water Sports**

Beyond boating and swimming, the lake offers opportunities for other water sports such as water skiing, wakeboarding, kayaking, paddleboarding, and jet skiing.

### **Golf**

Golf enthusiasts can indulge in their favorite sport at the various golf courses near Shuswap Lake, some of which offer stunning lake views.

### **Wildlife Watching**

The Shuswap region is rich in wildlife, providing opportunities for birdwatching and observing various animal species in their natural habitats.

### **MAP REFERENCE**

50°52'51.62"N and 119°22'41.77"W

### **BOUNDARIES**

Please see the mapping section, all boundaries are approximate.

### **INVESTMENT FEATURES**

- Foreshore licence
- Steady income
- Two homes
- Storage facilities
- 112-slip marina
- Restaurant
- Rentals business
- Gas pump facilities

### **SERVICES**

- Private utility water
- There is a shared septic system between the white house across the street included in the sale and the restaurant
- The red house is on its own mini-treatment septic system
- Power
- Internet
- Gas

### **IMPROVEMENTS**

- Two homes
- Storage facilities
- 112-slip marina
- Restaurant
- Rentals business
- Gas pump facilities

### **LEGAL**

LOT 9 SECTION 18 TOWNSHIP 22 RANGE 10  
WEST OF THE 6TH MERIDIAN KAMLOOPS  
DIVISION YALE DISTRICT PLAN 33770

PID 002-492-652



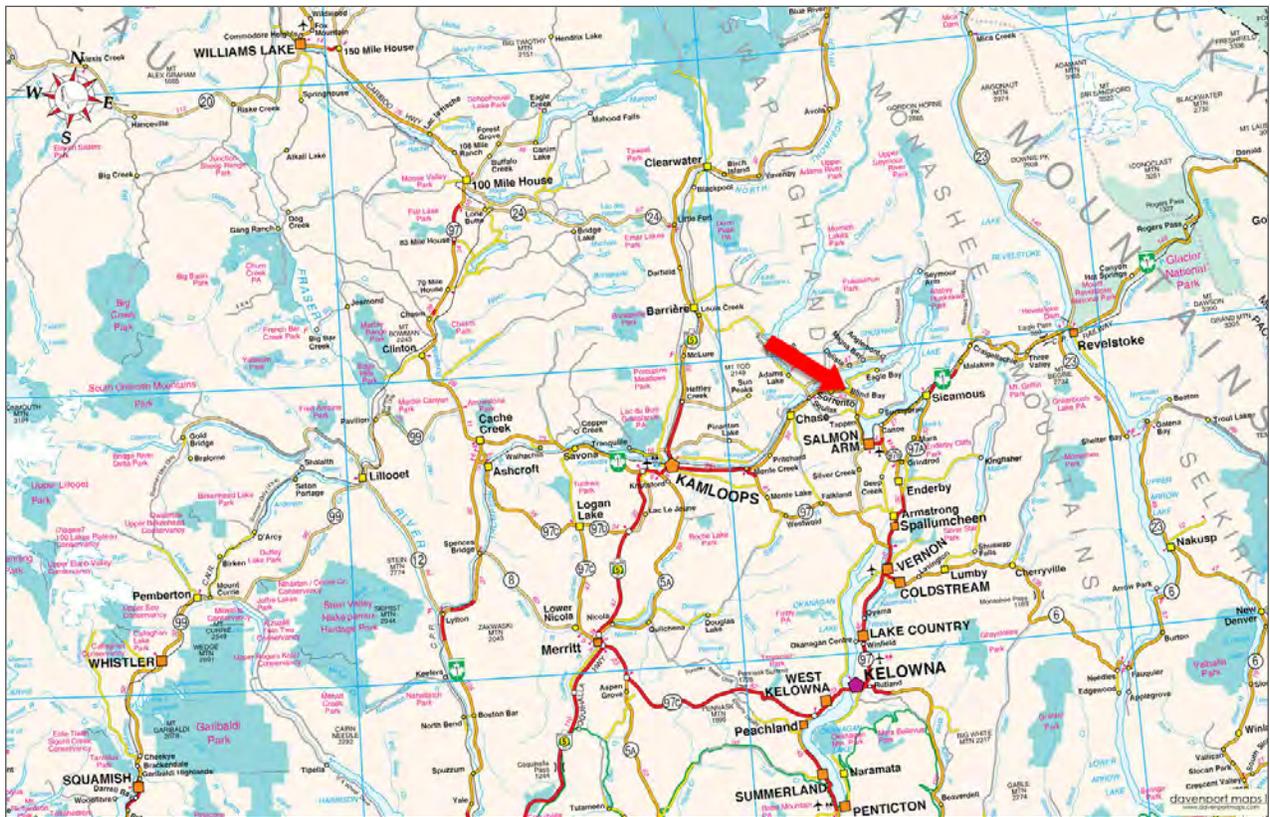
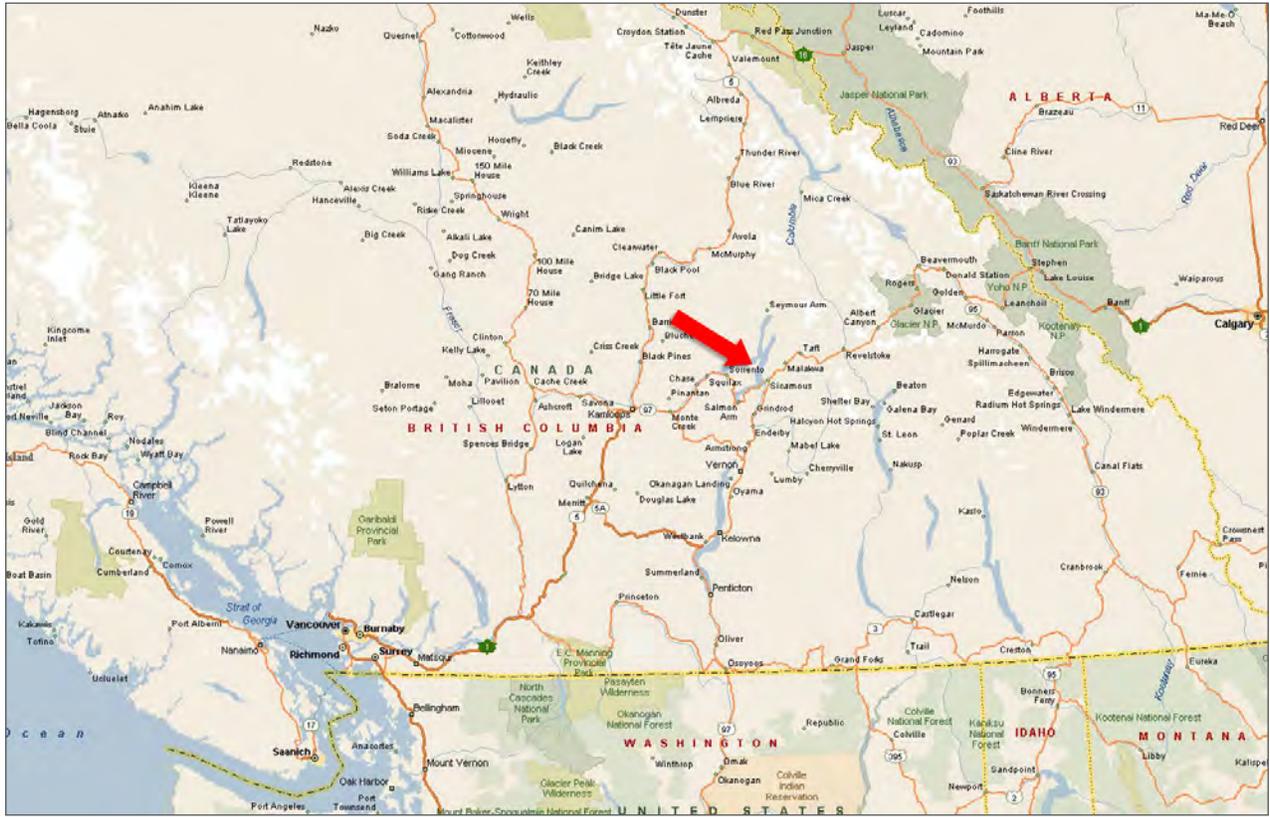


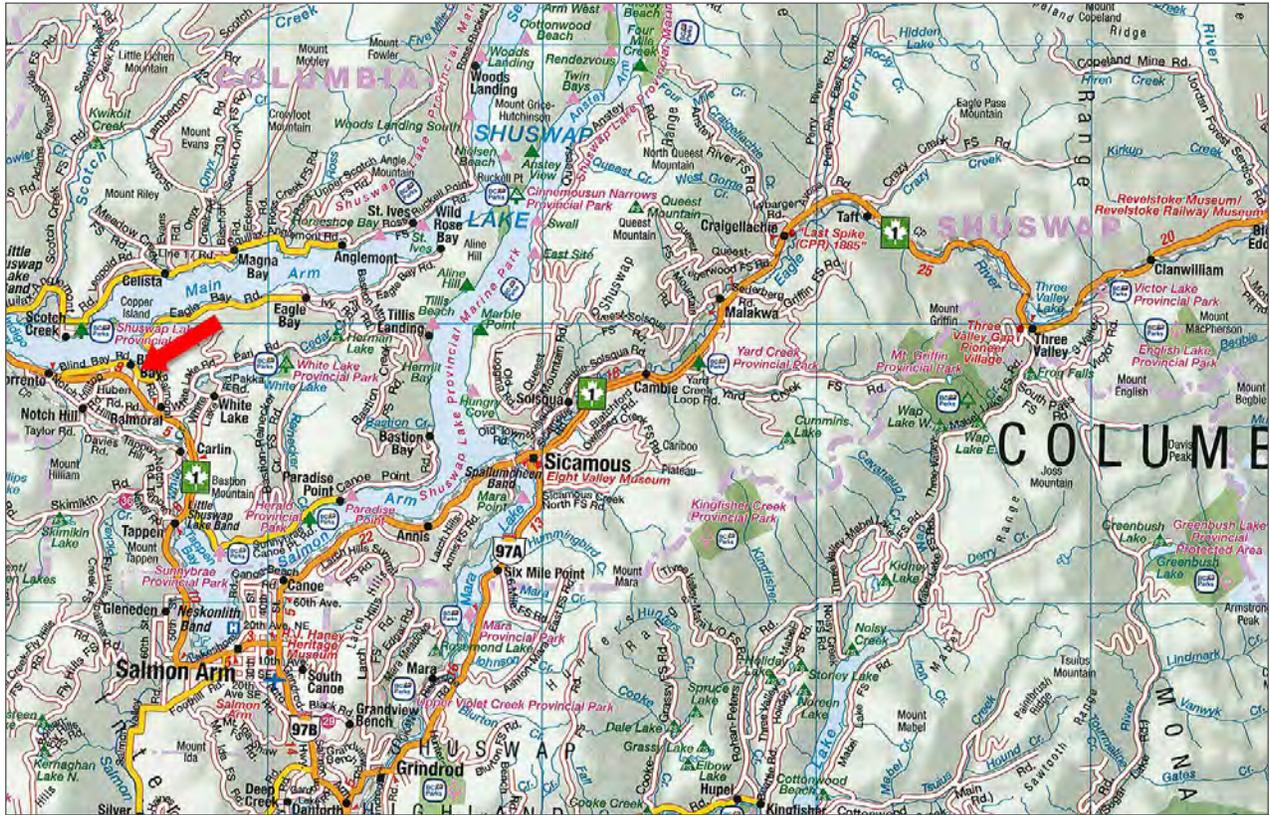


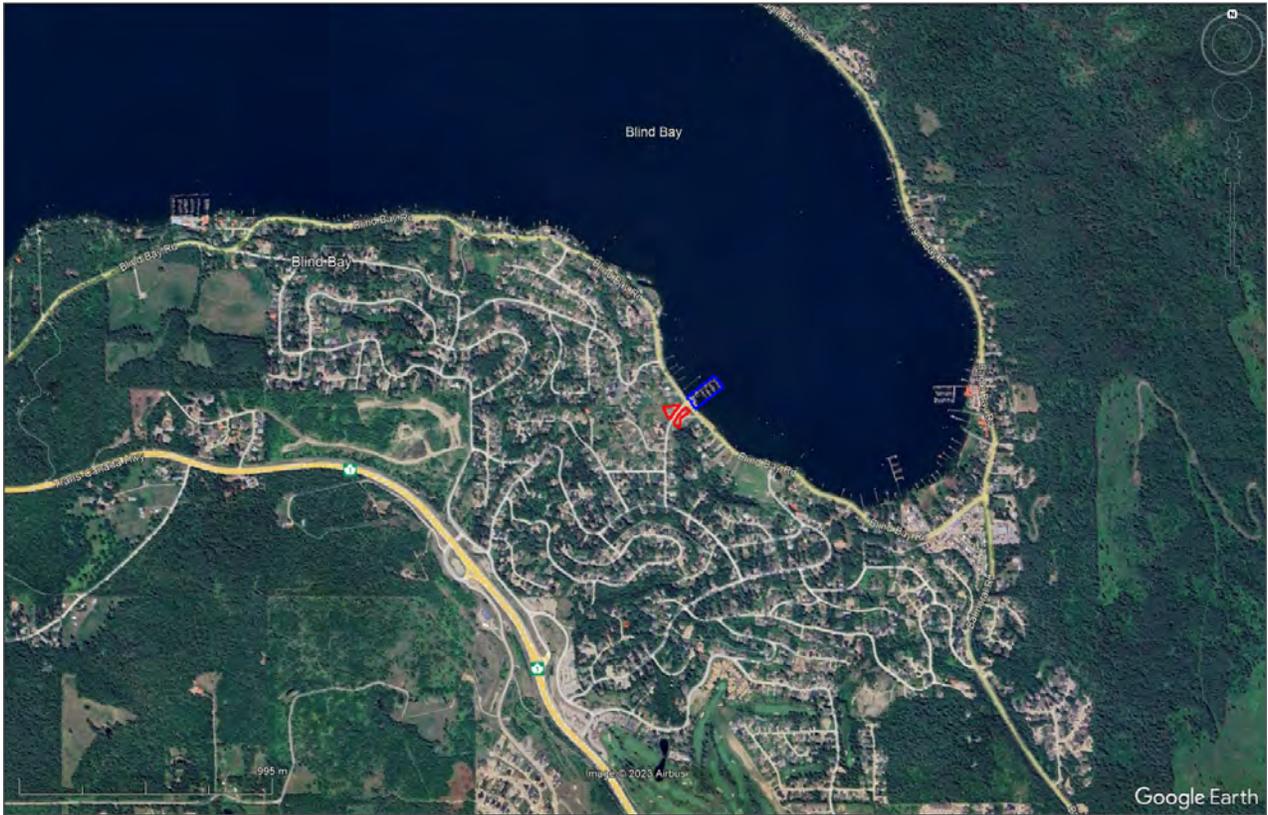


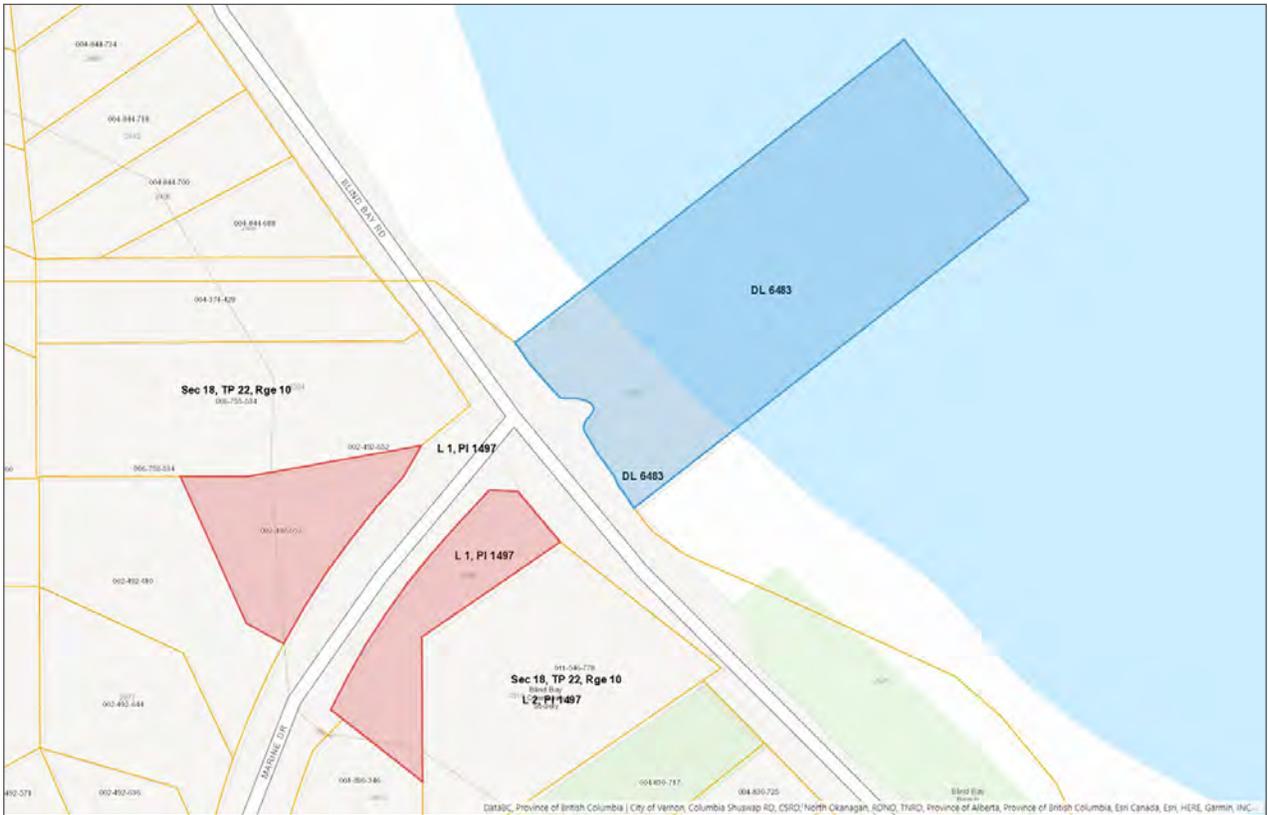
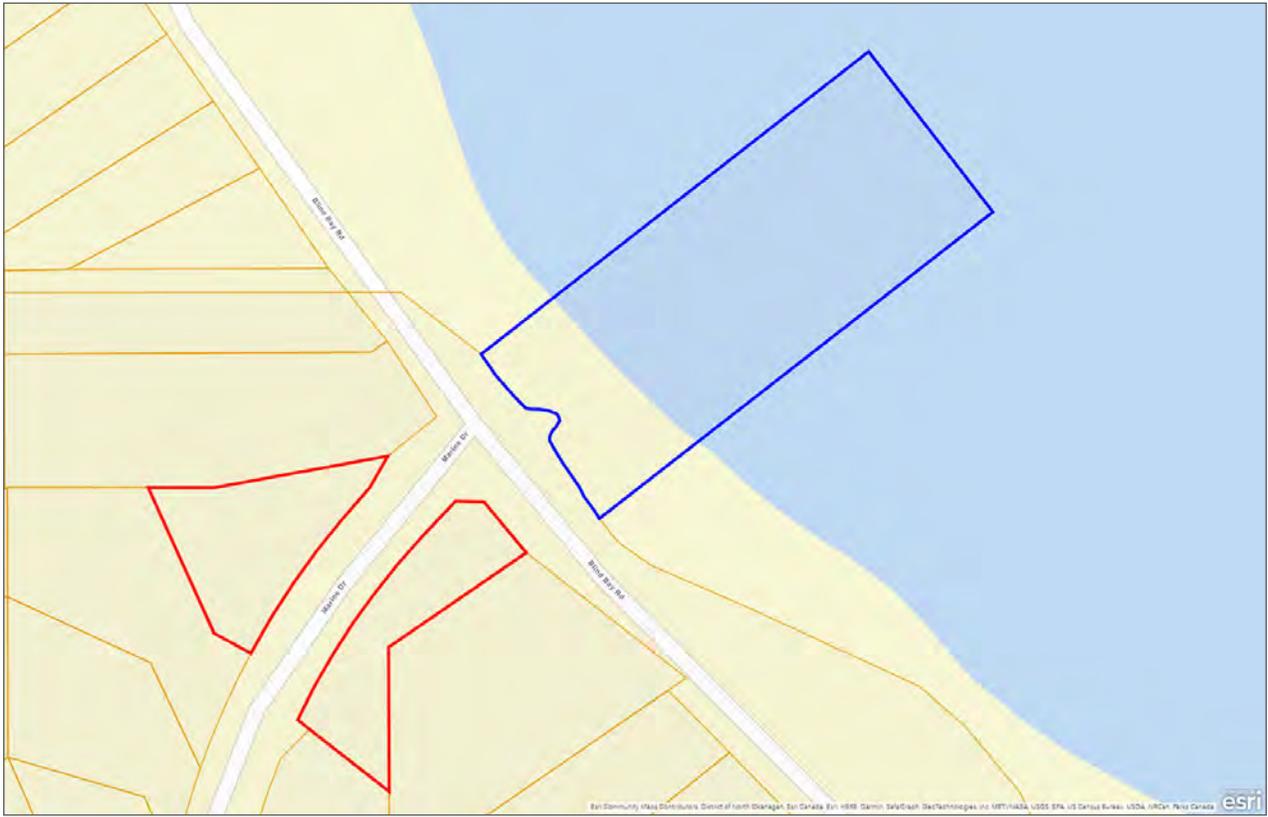














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