

727 Lavoie Rd, Fauquier, ON

SALE PRICE: \$1,395,000

FOR SALE SHACKLETON

Lakefront Seasonal RV Park



**CUSHMAN &
WAKEFIELD**
Waterloo Region

LOCATED ALONG THE SHORES OF SHACKLETON LAKE IN
FAUQUIER, ONTARIO

SHACKLETON CAMPGROUND

SHACKLETON CAMPGROUND HAS BEEN A WELL-ESTABLISHED, FAMILY-OWNED BUSINESS FOR MANY YEARS

Nestled in the heart of Northern Ontario, Shackleton Camping offers a rare opportunity to own a beautifully maintained, income-generating seasonal RV resort. Situated on 138 acres of scenic mixed woodlands and lakefront, this established campground features 86 seasonal sites (53 occupants some renting two lots), with the majority enjoying direct access to or views of Shackleton Lake.

The campground is zoned Tourist Commercial Exception Two (CT-X2), allow-

ing for up to 6 full-time residential sites, offering excellent flexibility for future expansion or diversified uses. Each campsite is serviced with individual hydro connections and water is supplied directly from the lake.



PROPERTY OVERVIEW

SHACKLETON CAMPING LTD IS AN INCORPORATED BUSINESS SINCE 1995

The park has been operating since the early 1960s, with approximately 86 seasonal lots occupied by 53 tenants, mostly consisting of small cottages, a few homes, and some RVs. Overnight camping is not currently offered. The park is just 5 minutes from the small town of Fauquier.



PIN 651680483	LOT SIZE 138 Acres	SALE PRICE \$1,395,000
ZONING Tourist Commercial Exception Two (CT-X2)	# OF SEASONAL LOTS 86 seasonal lots (occupied by 53 tenants)	



KEY FACTS

- Water or electricity not supplied. Each property has its own pumps (drawing from the lake) and electricity bill through Ontario Power Generation's easement.
- Some properties have septic systems; most use 4500-litre sewage holding tanks, pumped at the Lessee's expense.
- Weekly garbage pickup and recycling are provided by the Municipality of Fauquier.
- The OFSC snowmobile trail runs right up to the lake, providing easy access to great snowmobile trails.

BUILDING SPECIFICATIONS

OWNERS HOME



- 1650 Sq ft 3 bedroom home with full basement
- 16' X 24' cathedral ceiling living room
- 2 Full bathrooms
- Pre-wired security system
- Office space
- Complete ecoenergy retrofit program in 2010
- R2000 home certification
- Wood/electric forced air furnace
- Kinetico water filtration system
- High efficiency electric hot water tank
- Stone coated steel roof (120 mph wind warranty)
- 8' X 20' porch entrance
- 8' X 16' attached sunroom
- Includes built in stove top, convection oven & refrigerator



Detached 3 Door Garage

- 1440 Sq ft insulated garage
- 10' Walls on 1 row of blocks
- 2 X 6 wall construction , cathedral ceiling
- (2) 14'X9' garage doors, (roadside) (1) 8'x9' garage door (lakeside)
- Overhead bbq/stove fan range
- Stone coated steel roofing
- Complete led lighting exterior& interior
- Wood stove
- 2 Piece washroom with hot water
- Kitchenette cupboard
- Security system
- Attached pressure treated 40 x 9 deck (lakeside)
- 100 amp panel



Maintenance Workshop

- 24 X 30 insulated workshop built in 2000
- Certified wood stove
- 2 X 4 wall construction
- Steel roofing
- Attic storage with drop down attic stairs
- Outdoor 30 amp rv plug
- Water supplied from main home
- Bright t5 ceiling lights
- 100 amp panel



Lakeside Recreational Shed

- 192 sq ft storage shed (16'x12')
- Non insulated
- Fishing, boating, patio furniture storage
- Opportunity for a guest house
- Shingle roof

ABOUT SHACKLETON LAKE



AERIAL VIEW OF SHAKLETON LAKE

The serene waters of Shackleton Lake reflect the surrounding landscape, offering visitors the perfect backdrop for canoeing, kayaking, and fishing.



SHACKLETON LAKE IS A LAKE LOCATED IN COCHRANE, ONTARIO, CANADA, KNOWN FOR ITS RECREATIONAL OPPORTUNITIES, INCLUDING FISHING FOR WALLEYE AND WINTER ACTIVITIES LIKE SNOWMOBILING ON THE OFSC TRAIL THAT CONNECTS TO THE LAKE

Located along the shores of Shackleton Lake in Ontario, this scenic area is a hidden gem, offering a unique blend of natural beauty and tranquility. The lake, nestled in the heart of Ontario's wilderness, is surrounded by dense forests, pristine wetlands, and rolling hills, creating an idyllic setting for nature lovers and outdoor enthusiasts.

The serene waters of Shackleton Lake reflect the surrounding landscape, offering visitors the perfect backdrop for canoeing, kayaking, and fishing. The area is also a popular spot for hiking, with trails winding through the forest and offering panoramic views of the lake and its surroundings. Whether you're interested in birdwatching, stargazing, or

simply enjoying the peace and quiet, Shackleton Lake offers a perfect escape from the busyness of daily life.

The OFSC (Ontario Federation of Snowmobile Clubs) snowmobile trails are connected to Shackleton Lake, providing an opportunity for winter accommodations and activities. This direct access enhances the snowmobiling experience by allowing riders to easily reach and stay at lake-front accommodations.



THE LAKE'S REMOTE LOCATION MAKES IT AN IDEAL DESTINATION FOR THOSE SEEKING SOLITUDE AND A DEEPER CONNECTION WITH NATURE.

This region of Ontario, located within the larger wilderness areas, also has a rich history, with Indigenous peoples having lived and thrived in the area for centuries. The lake's remote location makes it an ideal destination for those seeking solitude and a deeper connection with nature. Shackleton Lake is not only a place to enjoy outdoor activities but also a spot to reflect

on the legacy of exploration and the region's natural heritagen

225.04 ACRES
(Shackleton Lake Area)

LOCATION: ZONE 15, PETERBOROUGH & THE KAWARTHAS, ONTARIO, CANADA.

SHORELINE: 3.82 MILES.

LOCATION MAP

Fauquier-Strickland is a township municipality located in the Cochrane District of Northeastern Ontario, Canada. The township includes three primary communities: Fauquier, Strickland, and Gregoires Mill. All three are situated along Ontario Highway 11, positioned between the community of Departure Laketo the east and the municipality of Moonbeamto the west.

DRIVE TIME TO MAJOR CITIES		
Toronto	835 KM	8 hr 52 min
Hamilton	847 KM	8 hr 58 min
K/W	868 KM	9 hr 4 min
Ottawa	812 KM	8 hr 53 min
Montreal	941 KM	10 hr 31 min
Quebec City	1,176 KM	12 hr 46 min
Sudbury	425 KM	4 hr 51 min
Timmins	130 KM	1 hr 28 min
Thunder Bay	651 KM	7 hr 18 min



LOCATED IN THE HEART OF ONTARIO'S SNOWMOBILE PARADISE



THE NORTHERN CORRIDOR DU NORD

Shackleton Campground sits in a prime location—right in the heart of District 15, also known as The Northern Corridor Du Nord, a proud member of the Ontario Federation of Snowmobile Clubs (OFSC).

The Northern Corridor Du Nord (NCDN) is a premier snowmobiling destination in Ontario, operating as District 15 within the Ontario Federation of Snowmobile Clubs

(OFSC). Centered in Kapuskasing, the NCDN encompasses nine dedicated snowmobile clubs stretching from Cochrane to Greenstone, including communities like Fauquier, Hearst, Hornepayne, and Smooth Rock Falls. District 15 is recognized as one of the top snowmobiling destinations in the world.

KEY FEATURES OF THE NORTHERN CORRIDOR DU NORD

EXTENSIVE TRAIL NETWORK:

Boasting over 1,700 kilometers of groomed trails, the NCDN offers a variety of loops and destination rides, all interconnected by the renowned TOP A Trail system.

LONG SNOWMOBILING SEASON:

Thanks to its northern location, the NCDN enjoys one of Ontario's longest snowmobiling seasons, often extending from October through April.

COMMUNITY ENGAGEMENT:

The region is known for its bilingual and snowmobile-friendly communities, with local businesses offering accommodations, dining, fuel, and snowmobile services directly accessible from the trails.

VOLUNTEER-DRIVEN MAINTENANCE:

Hundreds of dedicated volunteers work tirelessly to clear, mark, groom, and maintain the trail network, ensuring safe and enjoyable riding conditions throughout the season.



FOR MORE INFORMATION, CONTACT:



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