



Listing

**GD BISCOTASING Biscotasing On POM 1C0**



<b>MLS®#:</b>	2111450	<b>Price:</b>	\$800,000.00
<b>Possession:</b>	TBD	<b>Status:</b>	Active
<b>Dist/Sub:</b>	OF/OF81		
<b>Type:</b>	Marina/Resort		
<b>Add Type:</b>	Other		
<b>Major Bus:</b>	Accommodation	<b>Minor Bus:</b>	Cottage/Cabin Rental
<b>Bldg Type:</b>	Recreational	<b>Outside Dim:</b>	
<b>Sale/Lease:</b>	Sale	<b>SqFt:</b>	
<b>Year Built:</b>	2001		
<b>Lot Size:</b>	IRR. X IRR.(18.913 ACRES)		
<b>Taxes/Yr:</b>	\$654.59/2020	<b>Prop Size:</b>	10.0-49.99 Acres
<b>Zoning:</b>	RURAL	<b>Garage:</b>	

**Details**

**Community:** **Property Known As:** BISCOSTASING SPORTSMAN'S LODGE  
**Improve/Date:** **Title to Land:** Freehold  
**Rent Income:** Yes

**Operating Costs/Income**

<b>Operating Costs</b>		<b>Operating Income</b>	
<b>Heating:</b>	<b>Electricity:</b>	<b>Gross Rev:</b>	Ask Agent
<b>Features</b>			
<b>Heat Type:</b>		<b># Parking:</b>	
<b>Heat Fuel:</b> Wood	<b>Flooring:</b> Laminate	<b>Parking:</b>	Gravel
<b>Cool Type:</b> None	<b>Basement:</b>	<b>Road:</b>	Gravel Road
<b>Util-Water:</b> Lake/River	<b>Foundation:</b> Piers	<b>Rd Mnt:</b>	
<b>Util-Sewer:</b> Septic System	<b>Roof:</b> Steel	<b>Access:</b>	Rail Access, Year Round Road Access
<b>Utility Type:</b> Hydro	<b>Exterior:</b> Wood Siding	<b>Storage:</b>	Outside Storage
<b>Util-Comm:</b> Satellite Internet Access	<b>Construction:</b> Wood Frame	<b>Sign Type:</b>	
<b>Bldg Amen:</b> Picnic Area, Sunroom/Solarium	<b>Fencing:</b>		

**Inclusions/Exclusions**

**Rent Equip:** None  
**Inclusions:** See Chattel List Under Supplements  
**Documents:** Chattel/Equipment, Survey

**Waterfront Information**

**Waterfront:** Yes/Deeded Water Access Only  
**Body of Water:** LAKE BISCOTASING

**Remarks**

UP FOR SALE SITTING ON JUST OVER 18 ACRES IS BISCOTASING SPORTSMAN'S LODGE ON LAKE BISCOTASI. WITH 585 MILES OF SHORE LINE KNOWN FOR ITS GREAT PIKE AND PICKEREL FISHING, 80% OF GUESTS COME BACK YEARLY. The lodge consists of 4 cabins, 2 custom-built two-bedroom cabins which are fully equipped with electricity, an electric counter stove, fridge, and a microwave. Hot and cold running water, a full washroom while the duplex modern cabin has room for up to 24 guests - 12 people per side, two kitchens (featuring propane stoves), two dining rooms and washrooms. One of the duplex cabins is rented from May-October from a local mining company for 2 of its workers up till 2023, the rest of the cabins are already booked for 80% of next year's season. Choose to keep the lodge running as is with potential to grow the business or make it an awesome private family retreat. Biscotasing is 138 miles northwest of Sudbury, Ontario. That's less than 3-1/2 hours on the road up Highway 144. You also have the option to fly in or travel by rail on the Via Rail "Budd" car. Visit the sportsman's web site at <https://biscotasinglodge.com> FOR MORE INTERESTING FACTS AND INFO ABOUT THE LODGE AND THE AREA ITSELF. \*Note: The cottages are fully booked for 2023.

**List Brokerage:** [CENTURY 21 SELECT REALTY LTD, BROKERAGE](#)

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