

FOR SALE:

Bayview Marina

832 Northey's Bay Road
Stoney Lake, Woodview, ON



Lennard:

CENTURY 21.

United Realty Inc.
BROKERAGE

Executive Summary

832 Northey's Bay Road • Woodview, ON

Bayview Marina presents a rare waterfront investment and redevelopment opportunity located at 832 Northey's Bay Road in the heart of the Kawartha Lakes region — one of Ontario's most recognized and sought-after recreational and cottage destinations. Situated on approximately ±5 acres with over 400 feet of direct waterfront frontage, the property offers exceptional shoreline exposure, natural beauty, and long-term investment potential within a highly desirable waterfront market.

Strategically positioned within the Kawarthas, the property benefits from access to a renowned network of lakes, waterways, marinas, recreational amenities, and year-round tourism activity that continues to attract both seasonal visitors and permanent residents from across the Greater Toronto Area and beyond. The Kawartha Lakes region has experienced continued demand driven by lifestyle migration, recreational boating, tourism growth, and limited supply of large-scale waterfront properties, further supporting the long-term value of premium waterfront assets.

Bayview Marina offers a unique opportunity for investors, marina operators, hospitality groups, and developers seeking a strategic waterfront holding with both existing utility and future upside potential. The combination of the site's significant land area, expansive waterfront frontage, and established marina setting provides flexibility for a range of future opportunities, subject to applicable approvals and planning considerations.

Located within a market known for its strong recreational appeal, growing population trends, and increasing demand for experiential waterfront destinations, the property is well-positioned to benefit from the continued evolution of Ontario's cottage country economy. Opportunities to acquire waterfront assets of this scale and prominence within the Kawartha Lakes region remain exceptionally limited, making Bayview Marina a compelling and highly strategic offering for both private and institutional purchasers.

Offering Process

The Vendor is offering Bayview Marina for sale through an open marketing process, with all offers reviewed on a first-come, first-served basis. Interested purchasers will be encouraged to conduct their due diligence and submit offers as they are prepared, as the Vendor reserves the right to review and accept an offer at any time without notice.

Interested parties are encouraged to contact the Listing Agents directly to obtain additional information and arrange property tours.

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Property Overview



Total Acres
4.879 acres



Frontage
412.5 ft



PIN Number
282990093



Zoning
CS - Shoreline
Commercial Zone

Legal Description
PT LT 2 CON 6 BURLEIGH (SOUTHERN
DIVISION) AS IN R137480, R190666,
R300906 EXCEPT PT 4 45R834; EXCEPT THE
EASEMENT THEREIN; NORTH KAWARTHA



Official Plan

Recreation Commercial

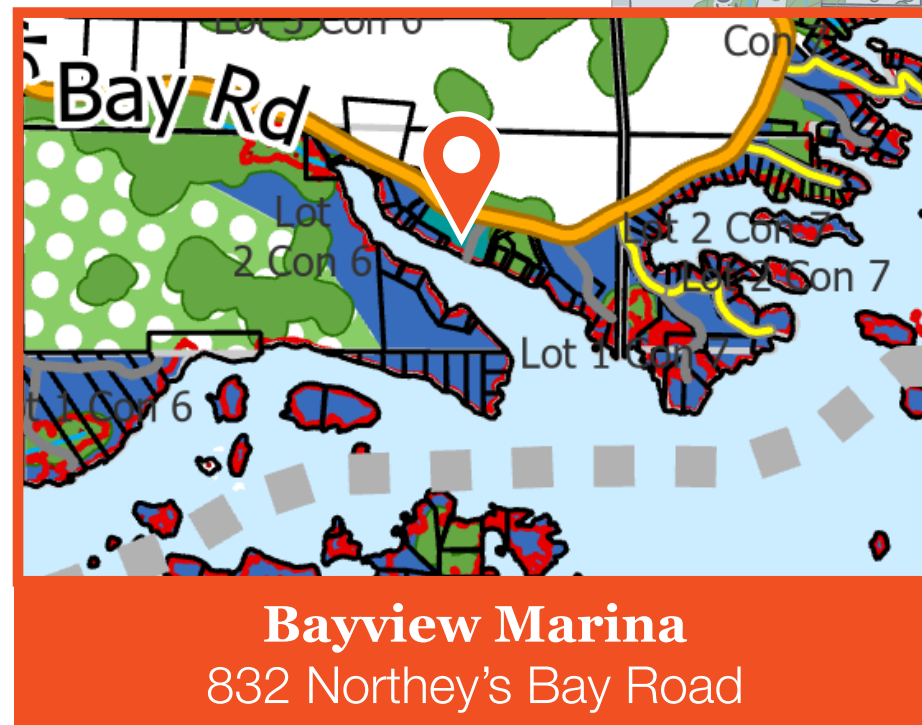
The Recreation Commercial land use designation is intended to recognize existing tourist establishments and recreational uses and to promote further development of this component of the local economic base. The shorelines of lakes provide a recreational resource base which is capable of sustaining a moderate level of activity in terms of lodging, boating, fishing and other similar outdoor recreational activities.

Permitted Uses

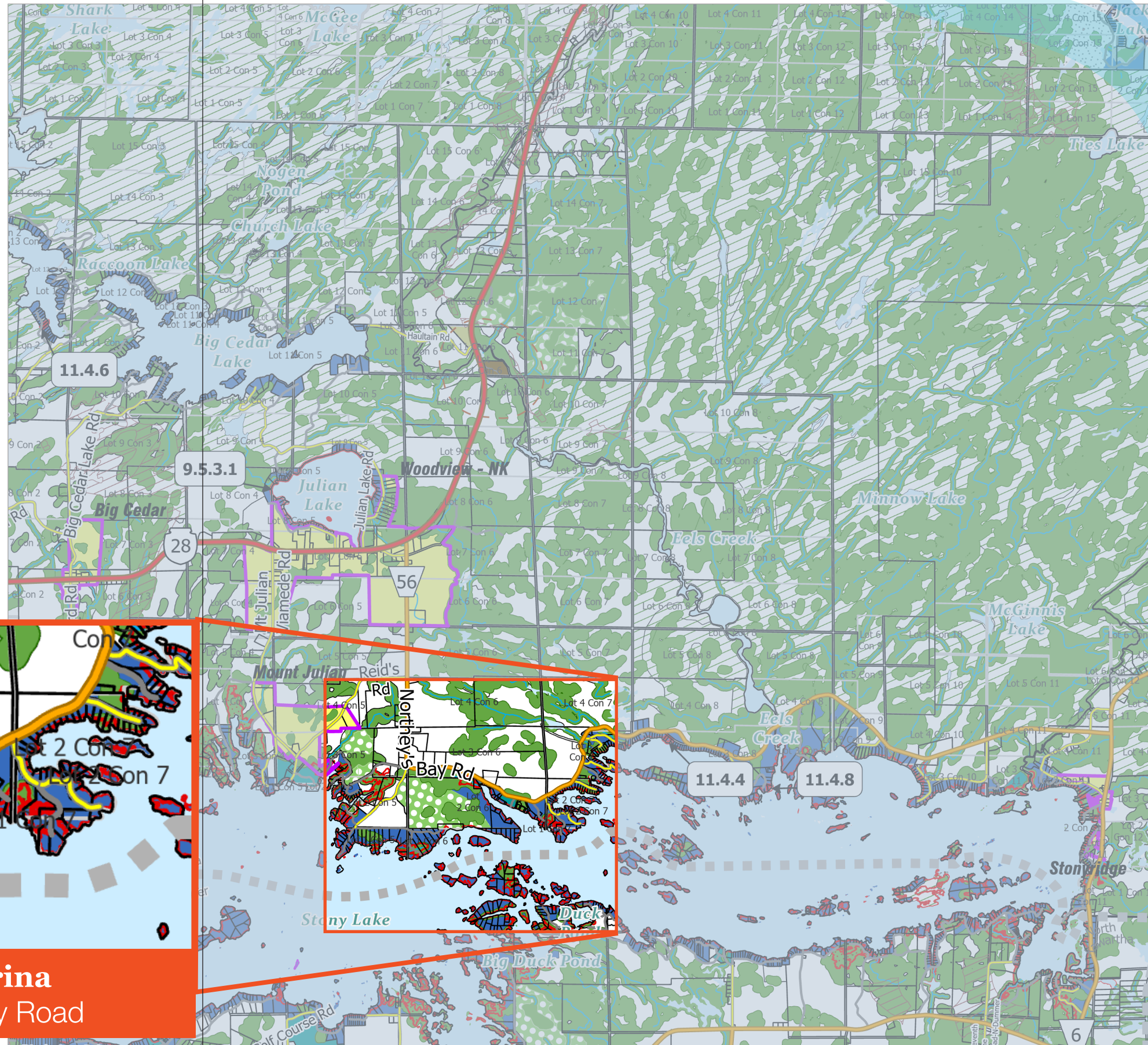
Permitted uses within the Recreation Commercial designation shall include tourist establishments, resorts and other similar accommodation uses, marinas, boat rentals and repairs, and other similar recreational uses. Ancillary uses such as an office, indoor and outdoor recreational facilities, convenience and retail commercial uses, restaurants, eating establishments, and day spas shall also be permitted. An accessory single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker.

Land Use Designation

-  Commercial
-  Crown Lands & Provincial Parks
-  Extractive Industrial
-  Natural Core Area
-  Parks & Conservation
-  Recreation Commercial
-  Rural
-  Rural Settlement
-  Trailer Park
-  Waste Management Area
-  Waterfront Residential
-  Aggregate Resource Overlay



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Zoning

CS - Shoreline Commercial Zone

Uses Permitted:

No person shall within any (CS) zone use any lot or erect, alter, locate or use any building or structure for any purpose except one or more of the following (CS) uses, namely:

Residential Uses:

- An accessory dwelling house or
- An accessory dwelling unit (apartment)

Permitted Uses:

- A fuel pump island accessory to a marina; a marina;
- A marine facility;
- An open storage area accessory to a marina; a private park;
- A recreational establishment; a restaurant;
- A retail store accessory to a (CS) use; a tourist establishment;
- A parking area; a food truck

The Corporation of the Township of North Kawartha By-Law #26-2013



Bayview Marina
832 Northey's Bay Road

Location Overview

Bayview Marina is ideally situated within the picturesque Kawartha Lakes region, an area widely recognized as one of Ontario's premier recreational and cottage country destinations. Located along Northey's Bay Road, the property benefits from direct access to the region's extensive network of lakes and waterways, attracting boating enthusiasts, seasonal residents, tourists, and outdoor recreation users throughout the year.

The surrounding Kawarthas area is known for its vibrant waterfront communities, strong tourism economy, and abundance of recreational amenities including boating, fishing, golf courses, hiking trails, resorts, restaurants, marinas, and year-round outdoor activities. The region continues to experience increasing demand from both permanent residents and seasonal property owners seeking a lifestyle-oriented destination within convenient proximity to the Greater Toronto Area.

Bayview Marina also benefits from close access to a variety of local amenities and services. The nearby communities of Buckhorn and Lakefield provide restaurants, grocery stores, retail shopping, LCBO locations, healthcare services, accommodations, and other day-to-day conveniences that support both residents and visitors to the area.

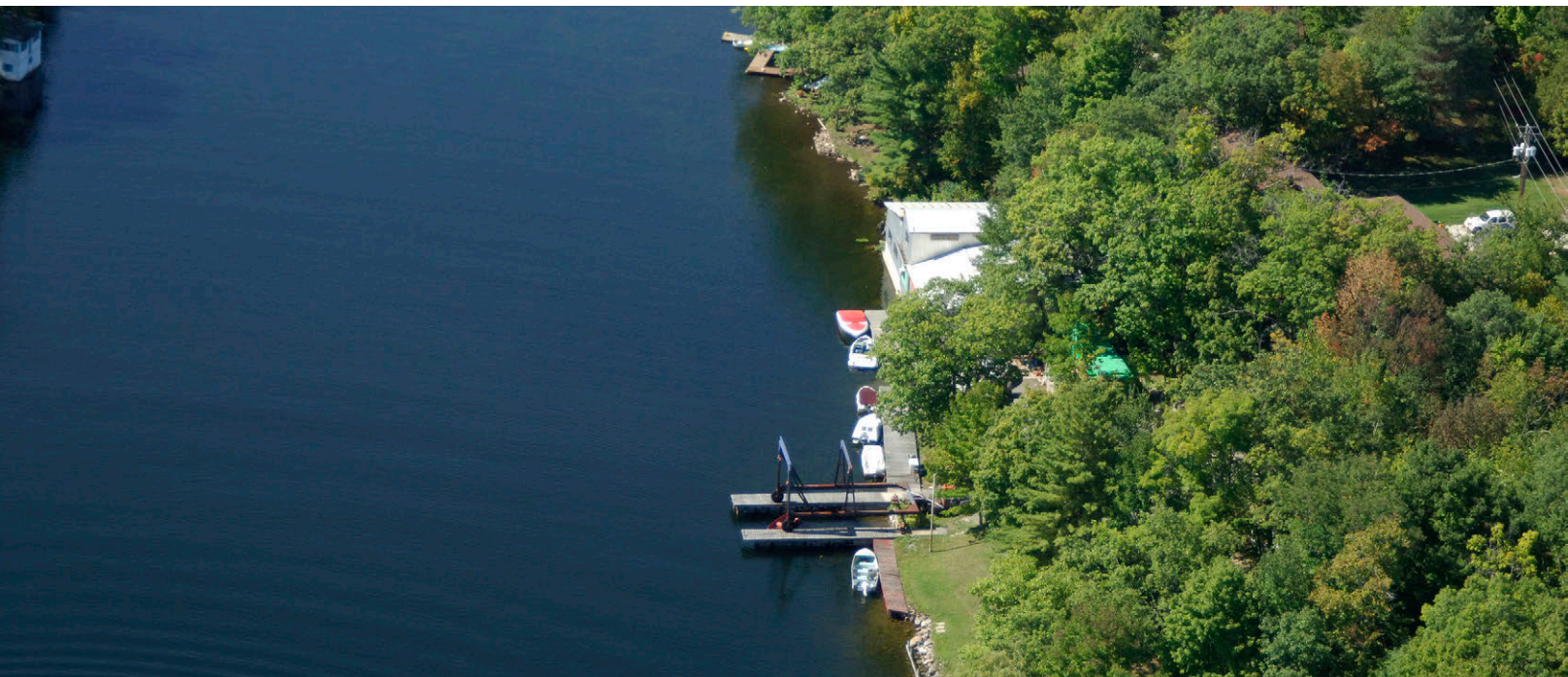
The property is located approximately:

- ±15 minutes to the Village of Buckhorn
- ±25 minutes to the Town of Lakefield
- ±35 minutes to the City of Peterborough
- Approximately 2 hours from the Greater Toronto Area

Its strategic location within the Kawartha Lakes region provides purchasers with the rare combination of waterfront exposure, recreational connectivity, and accessibility to established urban amenities, positioning Bayview Marina as both a lifestyle and long-term investment opportunity.



[Amenity Map Here](#)





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