

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RECREATIONAL INVESTMENT PROPERTY FOR SALE

BBSREALTY.COM

\$649,000
ASKING PRICE

\$3,125.14
TAXES (2023)

0.902
ACRES



2305 Highway 54 West, Caledonia, ON

Harrison Landing is a family-run privately-owned 0.902 acre park with a boat launch and day docks as well as picnic areas for day-use. The 50-foot stone-and-steel grate launch allows us to accommodate boats up to 30 feet! Multiple boats can use the launch at the same time. Furthermore, the docks (plastic and metal) are stable enough for family-use and many are handicap accessible. The park is located close to the core of Caledonia, with amenities such as grocery stores, restaurants, hardware stores etc. close by.

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HAMILTON OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

RECREATIONAL INVESTMENT PROPERTY FOR SALE

Located on the calm waters of the Grand River, you can enjoy a comfortable and pleasant boat ride from the launch season-round. The river is 27 km long and anywhere between 8 to 12 feet deep, great swimming conditions and the best space on the Grand for water skiing, wake boarding and wake surfing. Harrison Landing provides a world of outdoor possibilities like camping, on site storage, food trucks, glamping, winter outdoor skating park or even the opportunity of enjoying a seasonal business lifestyle, or personal use.



| PROPERTY DETAILS | |
|------------------|--------------|
| ASKING PRICE | \$649,000.00 |
| TAXES (2023) | \$3,125.14 |
| ACRES | 0.902 |
| BOAT LAUNCH | Yes |
| DOCKS | Yes |
| MAIN BUILDING | 8' x 12' |
| CHANGE ROOM | 6' x 9' |
| BUNKIE | 10' x 20' |
| ZONING | IR |



- | PROPERTY DETAILS | |
|--|--|
| <ul style="list-style-type: none"> • 0.902 acres on the Grand River • Family-run, privately-owned • Boat launch accommodates multiple boats at the same time • Day docks • Many wheelchair accessible docks • River is 27 km long & 8 - 12 feet deep • Great for swimming, boating, paddling, water skiing, wake boarding, wake surfing • Close to the core of Caledonia with amenities such as grocery stores, restaurants & hardware stores nearby | |



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