



FOR SALE

Treasure Island Marina

1753 Highway No. 2 East, Kingston, Ontario

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Treasure Island Marina: Gateway to The 1000 Islands & Beyond

Municipal Address	Meridian 4, Range 25, Township 54, Section 29 SE
PINs	363070264 (parcel 1), 363070401 (parcel 2), 363070144 (parcel 3)
Water Types	Drilled fresh water well with water treatment system in place
Sanitation Type	Holding Tanks
Permitted Uses	Include Hotels, boutique hotels and motels, Restaurants, Retail stores catering to tourists, Marinas, Recreational facilities, Tourist establishments
Official Plans	Land Use Designation, Schedule 3C: Rural Commercial (RUC) 
Zoning	Tourist Commercial Zone - CT  Tourist Boat Operation - CT4
Asking Price	\$4,995,000.00



	Dry Land	Water Lot	Total
Parcel 1: 1753 Highway 2	3.50 Acres	1.69 Acres	5.19 Acres
Parcel 2: 1767 Highway 2	1.12 Acres	0 Acres	1.12 Acres
Parcel 3: 0 St Lawrence Avenue	0 Acres	0.05 Acres	0.05 Acres
Water Lot Lease	-	4.61 Acres	4.61 Acres
	4.67 Acres	6.35 Acres	11.02 Acres

Building and Docks

The Building – 7,278 SF

- A spacious waterfront restaurant with an upstairs banquet area, expansive wraparound decks on two levels, and a large, partially equipped kitchen.
- Two marina offices providing administrative and operational space.
- Exclusive boater facilities, including washrooms, showers, and laundry services, ensuring comfort and convenience.
- A private, one-bedroom apartment for on-site living or staff accommodations.

Additional Facilities

- 170 Wet Slips with 2,500 SF of recently installed docks (2018).
- 200 Dry Slips
- 120' Full-Service Fuel Dock offering both gas and diesel, complemented by a small retail Gas Hut.
- There is also potential to add indoor boat storage, further enhancing year-round revenue.

Marina & Dock Features

- Quonset Hut / Workshop (2,025 SF): A versatile space ideal for boat maintenance, storage, or other operational needs.
- New Boaters' BBQ & Gazebo Area: A dedicated recreational space with a swimming area, enhancing the customer experience.



Investment Highlights



A spacious 7,278 sq. ft. Marina Building featuring a large waterfront restaurant, an upstairs banquet area, expansive wraparound decks on two levels, and a generously sized, partially equipped kitchen ideal for high-volume operations. There is a 1 bedroom apartment.



With 170 wet slips and 200 dry slips, the marina provides full-service boating, including on-site mechanics and a hydraulic trailer for boats up to 45 feet. Additional revenue streams from power and sailboat rentals cater to both local and visiting boaters. With diverse income sources and ample storage, the marina offers strong profitability and long-term investment potential. There is also potential to add indoor boat storage, further enhancing year-round revenue.



Treasure Island Marina offers substantial development potential, including expanding boat slips, adding residential and commercial spaces, enhancing recreational amenities, and incorporating eco-friendly practices, all while improving accessibility and infrastructure to position the marina as a premier waterfront destination for both locals and tourists.



Treasure Island Marina, the largest Nydock dealer in Eastern Ontario and Quebec, holds an exclusive, transferable license for high-quality floating systems for residential, commercial, and sustainable marina applications, offering a strong market advantage.



Kingston's popularity as a tourist destination, especially during the summer, positions Treasure Island Marina for strong demand and growth. With ongoing infrastructure improvements and regional investment in tourism, the marina is set to benefit from increased foot traffic and higher visitor numbers. This growth will enhance the marina's visibility, demand for services, and long-term profitability.



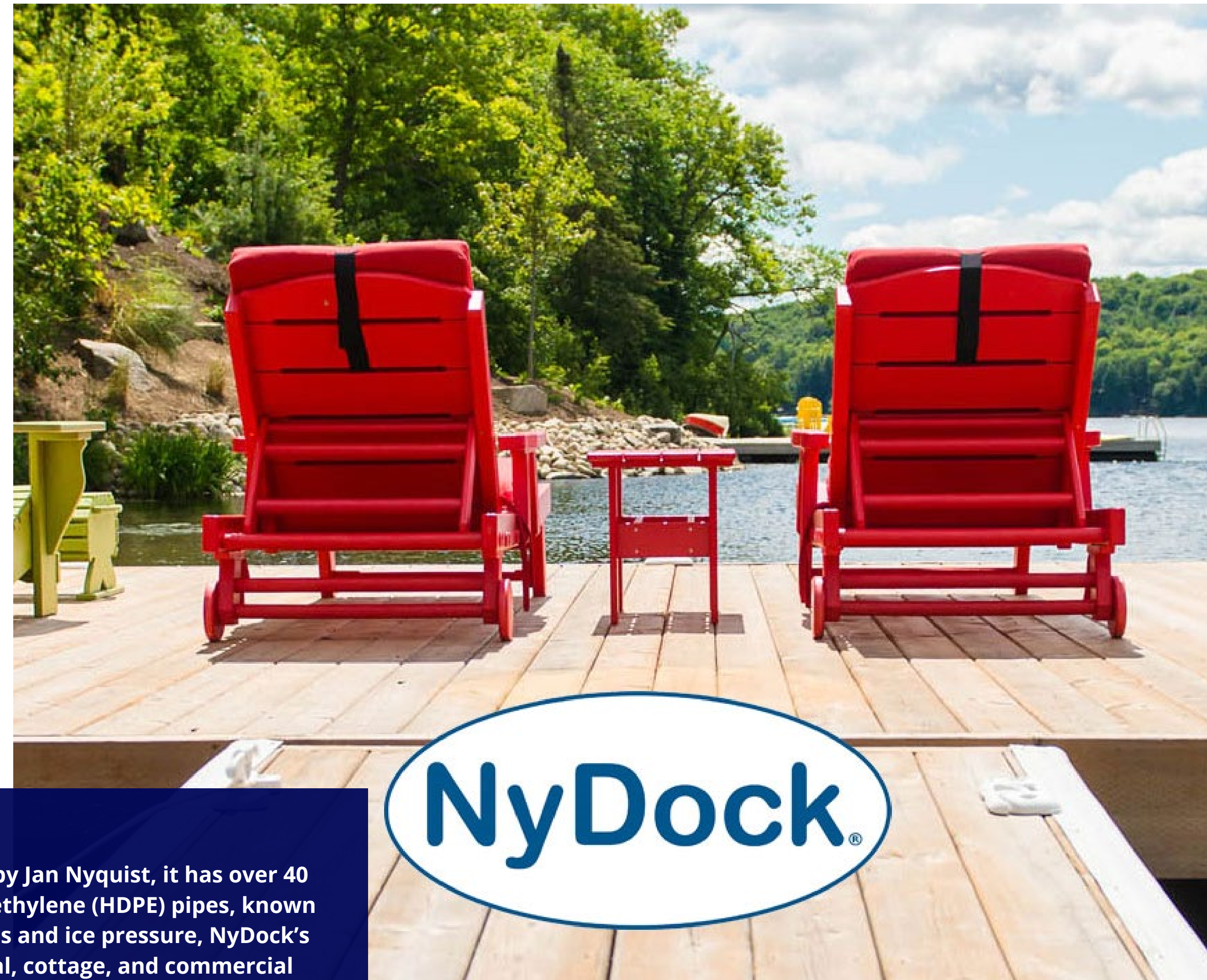
Kingston has few full-service marinas with similar direct access to Lake Ontario, the St. Lawrence River, the Rideau Canal, and the 1000 Islands. Treasure Island Marina's strategic location and comprehensive services ensure strong demand, premium pricing opportunities, and a loyal customer base, making it a highly attractive investment.



Authorized NyDock Dealer – A Unique Revenue Opportunity

Treasure Island Marina is more than just a premier boating destination—it is also an authorized NyDock dealer, offering high-quality floating dock solutions to waterfront property owners, cottagers, and commercial clients. This exclusive dealership presents a proven additional revenue stream, setting the marina apart from competitors. This dealership partnership adds substantial value .

- 1. Diversified Income**
 - Profitable dock sales and installations complement traditional marina services.
- 2. Seasonal Stability**
 - Dock sales help stabilize revenue during slower boating seasons.
- 3. Competitive Edge**
 - Partnering with NyDock, a trusted industry leader, enhances the marina's reputation and service offerings.
- 4. Increased Traffic**
 - Dock inquiries bring in new customers, leading to higher sales for slips, fuel, and storage. This license is Transferable.



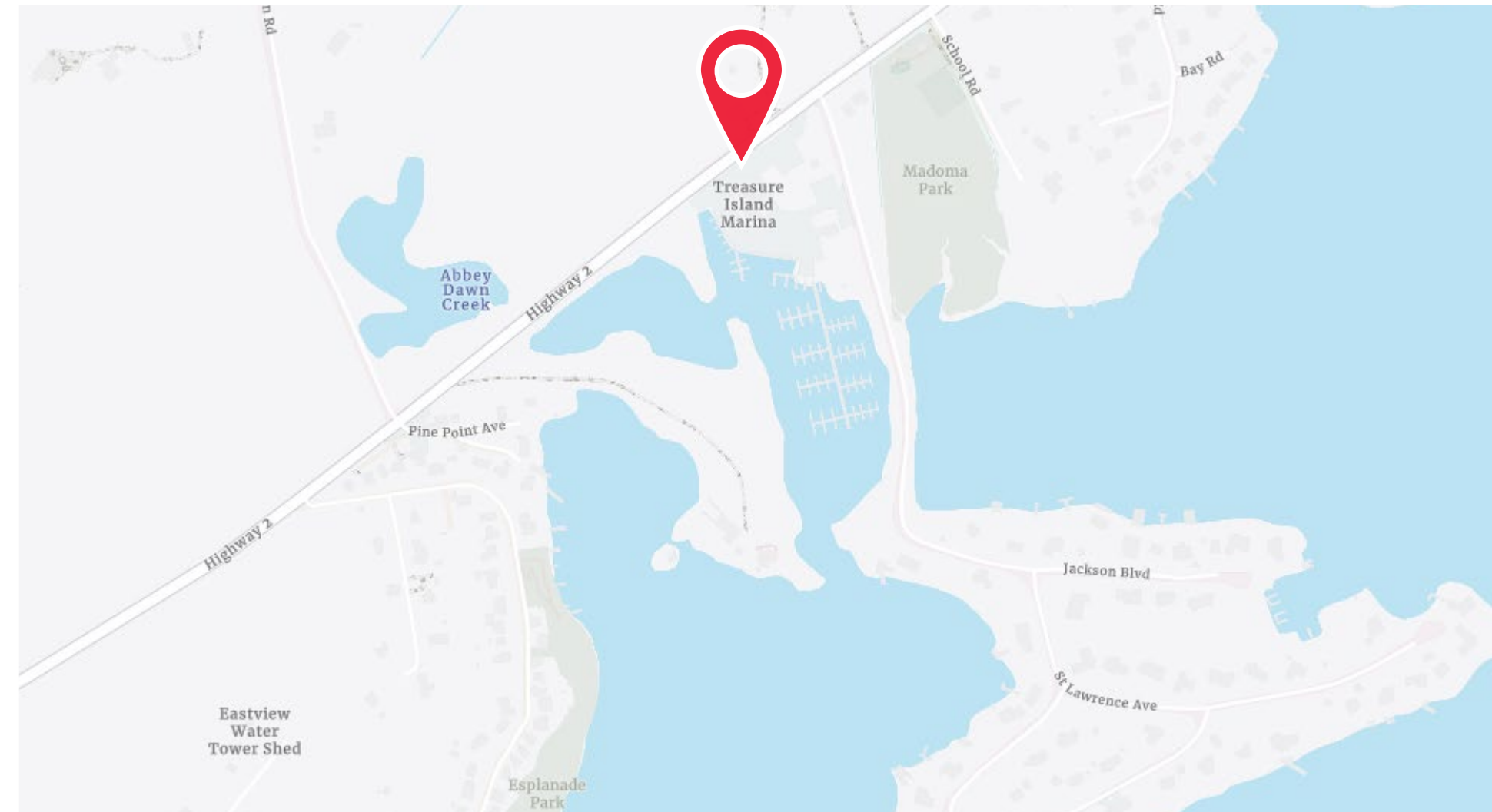
THE NYDOCK DIFFERENCE

NyDock is a Canadian company specializing in floating dock systems and pontoons. Founded in 1981 by Jan Nyquist, it has over 40 years of experience creating durable, low-maintenance waterfront solutions using high-density polyethylene (HDPE) pipes, known for their strength and resistance to environmental wear. Designed to withstand changing water levels and ice pressure, NyDock's floating docks remain in the water year-round without sagging, rotting, or shifting. Serving residential, cottage, and commercial markets, their products are available through authorized dealers across the region. Nydock is widely praised for quality and longevity. [Learn more at nydock.com.](https://nydock.com)

Waterfront Location

Located just 6 km east of downtown Kingston, Treasure Island Marina offers boaters exceptional access to some of North America's most scenic waterways, including the Thousand Islands, Rideau Canal, Lake Ontario, and upstate New York. This prime location makes it the perfect starting point for leisurely cruises and adventurous explorations.

Easily accessible off County Road 2, near Abbey Dawn Road, the marina is situated on the northern shore of the St. Lawrence River, offering stunning views and a tranquil environment. Surrounded by established residential areas, Treasure Island Marina is part of a growing, upscale community that attracts both seasonal residents and those seeking a peaceful retreat.



THE 1000 ISLANDS

The Thousand Islands, a renowned collection of over 1,800 islands straddling the U.S.-Canada border, is a true gem for boating enthusiasts. Known for its natural beauty, crystal-clear waters, and charming island communities, this area offers an unparalleled setting for exploration. Whether cruising through narrow channels, stopping at historic sites, or simply enjoying the tranquility of the surroundings, the Thousand Islands provide an unforgettable experience for visitors. As part of this incredible region, Treasure Island Marina offers boaters a front-row seat to one of the most picturesque and sought-after destinations in North America.



Total population (2024)
137,987



Projected population (2027)
194,030



Population growth rate
7%

Treasure Island Marina: A Catalyst for Kingston's Tourism and Economic Growth

In 2024, Kingston's tourism sector generated an impressive \$544 million in revenue, with Marina's playing a key role in this success. Situated along the picturesque St. Lawrence River, the marina attracts both local and visiting boaters, driving significant economic impact through docking fees, services, and tourism-related activities. As a vital asset in Kingston's vibrant waterfront, Treasure Island Marina enhances the city's appeal as a premier destination, creating valuable opportunities for investment and business growth in this thriving region.



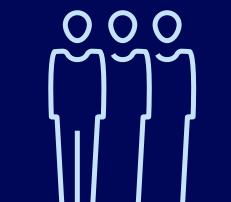
THE ECONOMIC NUMBERS



Total economic impact
\$544 million



Ontario's investment in Kingstons tourism
\$3.7 million



Total visitors
2.6 million

*Source: Kingstonist.com ; Canada.ca



Financial and other confidential information is available to qualified parties upon execution of a non-disclosure agreement.

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