Prime Commercial Property
FOR SALE BY OWNER in Terrace Bay Ontario
Includes property and buildings only
$175,000

The property is located just 1/4 mile west on the outskirts of Terrace Bay, Ontario, 5.4 acres of land. In the heart of moose, bear, deer, small game hunting and all the fishing anyone can ever dream about in Northwestern Ontario. Here is an opportunity to live the recreational lifestyle without having to give up the conveniences of modern life.

Work and play in Northern Ontario’s great outdoors!

Servicing the property are two drilled wells at 285 ft and two septic fields.

The property has a mobile home (owner’s residence), cottage, large garage/workshop and other buildings.

The property has beautiful frontage on the Aguasabon River just above the Aguasabon Falls & Gorge (pronounced A-Gwa-Saw-Bon) and the Casque Isle Hiking Trail, and is well positioned on the Trans Canada Highway #17.

The property is now used as a Campground but the potential of starting your own business that you’ve been dreaming about is unlimited...

If you are an Outdoors Person and like the outdoor, look no further. This can be your dream property with lots of potential.

Travellers visiting the Aguasabon Falls, Gorge and Casque Isle Hiking trail will exit Highway 17 at the campground and follow the road to the available parking and access point to see these attractions.

Please contact: Johanne Leblanc, 807-823-1028, jo.leblanc@shaw.ca, or Bernie Leblanc, 807-229-6629, b.leblanc@shaw.ca
The Casque Isles Hiking Trail is a 52.4 km hiking trail that runs from Terrace Bay, through Schreiber and into Rossport. It is part of a larger trail network known as the Voyageur Trail. The Casque Isles trail is well signed and well groomed to accommodate the numerous visitors who are attracted to the rugged beauty of Lake Superior.

The trail follows the shoreline of Lake Superior, hopping from bay to bay, and is divided into five units, each with its own unique wilderness experience. These units vary in hiking time and difficulty so that both the advanced and amateur hikers can enjoy the scenery.

At the Falls, the Aguasabon River plunges headlong more than 30 metres (100 feet) to the rugged gorge below before continuing its journey to Lake Superior - an awe-inspiring sight to see.

And just 1/4 mile to the east, nestled on the north shore of Lake Superior, is Terrace Bay, Ontario - a small community of approximately 1,800 persons, just 2 hours east of Thunder Bay and 5 hours west of Sault Ste. Marie.

Terrace Bay and the region is a destination for outdoor enthusiasts. This picturesque community is located on the Great Lakes Heritage Coast, and is home to the Slate Islands and its herd of Woodland Caribou.

And Terrace Bay has much to offer, including a sand beach on Lake Superior, 9 hole golf course, modern hospital, new school, natural attractions, shopping and dining to name a few.

This is the stuff memories are built on in a friendly, modern and progressive family oriented community in the heart of Northwestern Ontario's wilderness wonderland.

For more information on Terrace Bay visit www.terracebay.ca