



## Property Introduction: Wild Goose Lake Campground

An incredible opportunity to own **Wild Goose Lake Campground**, a premier outdoor destination in Northern Ontario. This well-established campground offers a **diverse range of revenue streams**, breathtaking natural beauty, and direct access to adventure, making it an attractive investment for outdoor enthusiasts and entrepreneurs alike.

The property spans just under 15 acres along Wildgoose Lake, a quick drive or boat ride from the picturesque Wildgoose Lake Beach. A **significant recent capital investment** has enhanced the entire park. It features **30 seasonal sites and 42 overnight sites, with the potential to add 50 more**. Most sites are fully service for hydro / water / sewer, and all sites have a picnic table and a fire pit. The property also boasts an impressive **2,000 feet of waterfront**.

[Click Here for Property Website](#)

## Property Description

### WILD GOOSE LAKE CAMPGROUND PROJECTED 2025 FINANCIAL PERFORMANCE

INCOME	
Campsite Fees	194,400.00
Sales	10,500.00
Boat Rentals	19,000.00
Guiding Fees	25,000.00
Laundry	3,600.00
Firewood Sales	2,600
Total	\$255,100.00

EXPENSES	
Advertising	2,700.00
Auto Exp	14,000.00
Bank Charges	3,000.00
License & permits	1,180.00
Computer & Internet	2,231.00
Insurance	12,233.00
Office Supplies	4,250.00
Property Tax	5,900.00
Repairs & Maintenance	1,800.00
Fuel	800.00
Travel & Accommodation	600.00
Utilities	18,000.00
Total	\$66,694.00
NET	\$188,406.00

\*Expenses are based on "Owner Manager" ownership structure and we suggest Purchasers do their own due diligence on potential added expenses based on their planned management model.

#### ZONING:

Zoning Map and Permitted Uses Available Upon Request.

#### POSSESSION DATE:

Flexible

## Property Highlights

### Prime Location & Accessibility

- Nestled in Northern Ontario's pristine wilderness, attracting outdoor adventurers year-round.
- Easy access to **Geraldton**, providing groceries, restaurants, bars, pharmacies, gift shops, and more.
- Close proximity to a **hospital** for added security and convenience.

### Outdoor Recreation & Activities

- Connected to **100+ km of ATV and snowmobile trails**, making it a prime destination for off-road enthusiasts.
- Nearby **nature trails** perfect for hiking and wildlife spotting.
- **Excellent fishing** on Wildgoose Lake, home to Northern Pike, Walleye (Pickerel), and Perch.
- Renowned **hunting opportunities** for moose, bear, small game, grouse, Canada goose, and waterfowl.
- **Foraging opportunities** with an abundance of wild berries, edible mushrooms, and natural plants.
- **Wildlife watching** with frequent sightings of bears, wolves, coyotes, moose, foxes, and rabbits.

### Revenue-Generating Excursions & Services

This property presents **multiple revenue opportunities** through adventure tourism and rental services:

#### Guided Excursions (Potential for Additional Revenue)

- **Palisades Trail Hike** – A scenic 7km climb to waterfalls overlooking Reflection Lake (1.5 hours away). Charge for drop-off/pick-up services.
- **Canoe/Kayak Expedition** to Lake Nipigon – Paddle through lakes and rivers, portaging on well-marked trails. Guests can camp and fish along the way, with pick-up at their final destination.
- **Ouimet Canyon Adventure** – Visitors can hike the **suspension bridge** and enjoy spectacular canyon views (2 hours away).

- **Amethyst Mine Tour** – A unique experience where guests can dig for their own amethyst gemstones (2 hours away).
- **Abandoned Railway Tunnel Exploration** – Travel to Jumbo's Cove to explore a dark railway tunnel (1 hour away).
- **Water Bomber Tour** – Exclusive tour of the **Ministry of Natural Resources' water bombers** at Geraldton Airport (20 minutes away).
- **Fishing Guide Services** – Offer expert-guided fishing trips, including a freshly cooked shore lunch.
- **White Water Rafting** – Thrilling rafting excursions available just **2 hours from the campground**.
- Close proximity to **Kenogamisis Golf Course (9 holes)**, attracting golf enthusiasts.

### Existing & Expansion Revenue Streams

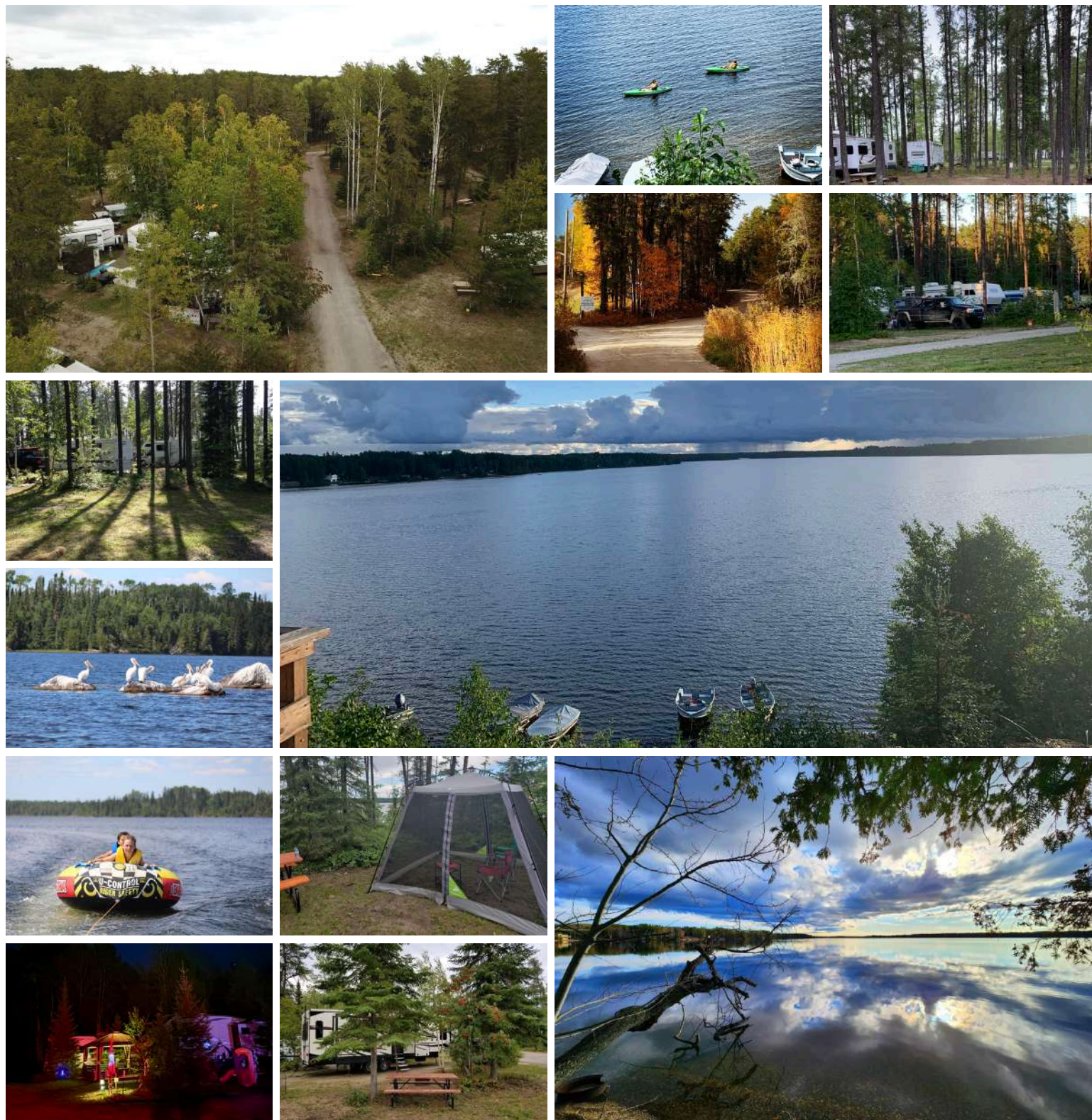
- **Bicycle, paddleboat, Sea doo, and ATV rentals** for additional income.
- **Camping and fishing gear rentals**, including tackle, bait (minnows & leeches), and essential supplies.
- Potential to **develop cabin and yurt rentals** to attract a broader market of visitors.
- Opportunity to **sell additional camping, fishing, and outdoor supplies** on-site.
- Expand into **all-inclusive guided canoe/kayak trips**
- On-site **Indian Head Massage and Reiki services**, providing relaxation experiences for guests.



**8 KUENG'S ROAD  
GERALDTON, ON**

**| FOR SALE**

**Property Photos**





## Details

### OFFERING MEMORANDUM

The sellers have retained Rishi Bhagat of Royal LePage Signature Realty to arrange the sale of Wild Goose Lake Campground with its primary address being 8 Kueng's Road, Geraldton, ON P0T 1M0.

### OFFER SUBMISSION GUIDELINES

Any party who is interested in the Property is invited to submit a formal offer electronically at any time following receipt of this Offering Memorandum. Following review of the offer(s) submitted, the Sellers may elect, at their sole discretion, whether to negotiate with a single Purchaser or select a short-list of Purchasers to further discussions with. A single Purchaser with the most favorable aggregate offer terms will be selected by the Sellers to negotiate a binding Agreement of Purchase and Sale.

Submitted offers will be evaluated based on a variety of criteria, including, without limitation, the purchase price being offered, the prospective Purchaser's demonstrated ability to close on real estate transactions of a similar calibre and their associated reliance on any sources of financing, as well as any conditions required prior to executing a fully firm Agreement of Purchase and Sale.

In addition to the above, Purchasers are encouraged to include as a minimum requirement of their submission, the following information:

1. Corporate structure inclusive of corporation's cap table details;
2. Deposit structure;
3. Terms and conditions of closing, including whether financing approval will be a condition of closing or if it is already secured;
4. Indication of the financial wherewithal of the prospective Purchaser; and
5. Key dates/milestones required for closing.

### SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, express or implied, as to title, description, condition, functionality, code compliance, cost, size, quantity or quality thereof. Any information related to the Property which has been or will be obtained from the Sellers, Listing Agents or any other person, has been prepared and provided solely for the convenience of the prospective Purchaser. Neither the Sellers nor the Listing Agent make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Sellers.

### MEMORANDUM CONTENTS

The enclosed information has been prepared by the Listing Brokers in consultation with the Sellers for use by prospective Purchasers who are direct recipients of this OM delivered by the Listing Agent, and the contents of this OM do not purport to be all-inclusive or to contain all of the information, which a prospective Purchaser may need, or desire. This OM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property.

The Listing Agent and the Sellers disclaim any responsibility for inaccuracies and expect prospective Purchasers to exercise independent

due diligence in verifying all such information including but not limited to: legal, urban planning, accounting, building code, tax and engineering advice, as necessary. Further, the Listing Agent and the Sellers disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from the enclosed OM information or any other written or oral communication in addition to the information provided in this OM, which is transmitted or made available to the recipient of this OM and any such information should not be relied upon by prospective Purchasers without independent investigation and verification. The enclosed information does not constitute a representation that there has been no change in the business or affairs of the Property or the Sellers since the date of preparation of the enclosed information. Analysis and verification of the information contained in the enclosed information is solely the responsibility of the prospective Purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Purchasers. Contact with any of the Property's employees and/or customers without prior approval of the Listing Brokers or the Sellers is strictly prohibited. At any time prior to the completion of the proposed transaction, the Sellers may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

### CONFIDENTIALITY

The enclosed OM information and its contents, except such information, which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the enclosed information, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the enclosed information or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for the completion of your Due Diligence) without the prior written authorization of the Listing Agent or the Sellers, (iv) not to use the enclosed information or any of the contents in any fashion or manner detrimental to the interest of the Listing Agent or the Sellers (v) not to have any contact with any of the occupants and/or employees of the Property without prior approval of the Sellers or the Listing Agent and (vi) to return the enclosed information and other materials furnished to you to the Listing Agent immediately upon request of the Sellers or the Listing Agent. In no event shall any prospective Purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Sellers or the Listing Agent.

### THE LISTING AGENTS AS REPRESENTATIVE TO THE SELLERS

All inquiries regarding the OM or any information contained in this OM should be directed to the Listing Agent. The Listing Agent are not authorized to make any representation or warranty on behalf of the Sellers or to bind the Sellers to any agreement.

**8 KUENG'S ROAD  
GERALDTON, ON**

**| FOR SALE**



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**BREG**  
BHAGAT REAL ESTATE GROUP

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