

# 328 SUNNY RIDGE Road, Sundridge, Ontario P0H 1Z0

Client Full  
**Active / Commercial Sale**

**328 SUNNY RIDGE Rd Sundridge**

MLS® #: 40192847  
Price: **\$1,290,000.00**

## Parry Sound/Strong/Strong



### Business with Building

|                  |                      |                    |                      |
|------------------|----------------------|--------------------|----------------------|
| Other Units # Of | <b>0</b>             | Business Type:     |                      |
| Bld Area Total:  | <b>4,500</b>         | Common Interest:   | <b>Freehold/None</b> |
| Year Built/Srce: | <b>1934/Owner</b>    | Common Elements:   | <b>No</b>            |
| DOM/CDOM         | <b>1/132</b>         | Crane Y/N:         | <b>No</b>            |
| Tax Amt/Yr:      | <b>\$4,360.00/21</b> | Free Standing Y/N: |                      |

### Remarks/Directions

Public Rmks: **The Ridge Golf Club is a 9 hole golf course consisting of par 3 and par 4's located minutes outside of Sundridge, Ontario. This course has been serving its customers for over 75 years, and has been the host to many family and community events. This facility also has a large 4,500 sqft clubhouse complete with a very active pro-shop, commercial kitchen and seating for 90 indoors and 120 guests on an outdoor stone patio. Strong gross sales are the result of the addition of bed and breakfast services, event hosting, along with a strong membership, leagues, junior program and community involvement. This successful turnkey four-season business is ready for new owners to benefit from exiting annual sales along with the potential of new unlimited growth.**

Directions: **Follow Hwy 11 to Hwy 124 E in Strong. Take exit 276 from Hwy 11. Turn at Sunny Ridge Rd, follow to #328**

### Exterior

|                      |   |               |                            |
|----------------------|---|---------------|----------------------------|
| Construct. Material: | <b>Vinyl Siding, Wood</b>   |               |                            |
| Year/Desc/Source:    | <b>1934//Owner</b>  |               |                            |
| Property Access:     | <b>Year Round Road</b>  | Rd Acc Fee:   | Electrical:                |
| Garage and Parking:  | <b>Front Yard Parking, Lane/Alley Parking, Circular Driveway</b>                                    |               |                            |
| Services:            | <b>Cell Service, Electricity, High Speed Internet Avail</b>   |               |                            |
| Lot Shape:           |   | Sewer:        | <b>Septic</b>              |
| Lot Front (Ft):      | <b>0.00</b>   | Water Source: | <b>Drilled Well, Other</b> |
| Lot Depth (Ft):      | <b>0.00</b>   |               |                            |
| Area Influences:     | <b>Beach, Golf, Highway Access, Lake/Pond, Landscaped, Major Highway, Place of Worship, Schools</b> | Fronting:     | <b>East</b>                |
| View:                | <b>Golf Course</b>  |               |                            |
| Restrictions:        | <b>None</b>   |               |                            |
| Topography:          |   |               |                            |
| Local Impvmt:        |   |               |                            |
| #Res Units:          |   | #Wrhse Units: |                            |
|                      |   | #Other Units: | <b>0</b>                   |

### Interior

|                |   |                |              |
|----------------|---|----------------|--------------|
| Interior Feat: | <b>Accessory Apartment, Cathedral Ceiling, Fireplace(s), Public Washrooms, Water Heater</b> | Winterized:    |              |
| Security Feat: | <b>None</b>   | Ceiling Height |              |
| Basement:      | <b>Partial Basement, Partially Finished,</b>  | # Hnd Wshrms:  |              |
| Cooling:       | <b>Central Air</b>  |                |              |
| Heating:       | <b>Gas, Woodstove</b>   | Volts:         |              |
| Rented Equip:  |   | Sign Type:     | <b>Pylon</b> |
|                |   | Chattels Y/N:  |              |

### Common Elements

### Commercial/Financial

Expenses

Income

### Property Information

|                  |   |                         |                 |
|------------------|---|-------------------------|-----------------|
| Common Elem Fee: | <b>No</b>   | Local Improvements Fee: |                 |
| Legal Desc:      | <b>PCL 4562 SEC SS; PT LT 18 CON 9 STRONG AS IN LT20621 EXCEPT LT36432, LT36433; STRONG</b> | Survey:                 | /               |
| Zoning:          | <b>CT &amp; OS</b>  | Hold Over Days:         | <b>90</b>       |
| Assess Val/Year: | <b>\$404,000/2021</b>   | Occupant Type:          | <b>Owner</b>    |
| PIN:             | <b>520770271</b>  |                         |                 |
| ROLL:            | <b>494600901801000</b>  | Deposit:                | <b>\$50,000</b> |
| Possession/Date: | <b>30 - 59 Days/</b>  |                         |                 |

### Brokerage Information

List Date: **12/06/2021**  
List Brokerage: **ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERA**  
Source Board: **The Lakelands**

Prepared By: **LAURA BILLINGS, Salesperson**

Date Prepared: **12/07/2021**

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