

# 722 CHALK LAKE RD

UXBRIDGE, ONTARIO



COLLIERS INTERNATIONAL  
181 BAY STREET, SUITE 1400  
TORONTO, ONTARIO  
M5J 2V1



FOR SALE



722 CHALK LAKE ROAD, UXBRIDGE

### LEGAL DESCRIPTION

N 1/2 PART LOT 6 CONCESSION 7 UXBRIDGE, PART 7 CONCESSION 7 UXBRIDGE & W 1/2 PART LOT 8 CONCESSION 7 UXBRIDGE AS IN D463725;\*; UXBRIDGE (\*T/W DELETED 99 09 27 BY T. CULTER) PART LOT 6 CONCESSION 7 UXBRIDGE, PART 1 ON 40R22718, UXBRIDGE, PROVINCE OF ONTARIO

### PROPERTY TAXES

\$37,820.47

### LOT SIZE

141.72 ACRES, LOCATED ON THREE SEPARATE PARCELS

### OFFICIAL PLAN

ACCORDING TO THE REGIONAL MUNICIPALITY OF DURHAM'S OFFICIAL PLAN, THE PROPERTY IS DESIGNATED AS OAK RIDGES MORAINÉ AREAS.

### ZONING

OS - RECREATIONAL OPEN SPACE

# EXECUTIVE SUMMARY

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722 Chalk Lake Road is located on the north side of Chalk Lake Road, east of Concession Road 7 in the Township of Uxbridge. The property is located approximately 16.2 km southwest of the town of Uxbridge, and approximately 55 km northeast of the City of Toronto. The property site is irregular in shape, having a frontage on Chalk Lake Road and Concession Road 7, with an overall area of 141.72 acres, located on three separate parcels. The site is improved with a Ski Hill Resort known as Skyloft Ski Resort. The Resort includes 22 runs and trails as well as a large lodge, a shop, ski patrol building as well as multiple outbuildings for storage. The facilities and their surrounding land provide an exceptional turnkey business opportunity to own and operate a year-round recreation facility with a multitude of investment options.

# EXISTING BUILDINGS

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The main floor of the chalet consists of 3 offices, sales window, locker bay, men's and women's washrooms and ski rental shop. The lower level of the chalet is mainly used for storage and mechanicals. The second floor of the chalet has undergone recent renovations that included new ceramic tile flooring throughout the entire second floor, and two fireplaces with reconstructed chimneys. The second floor is used as a wedding venue site and consists of a commercial kitchen, a grand room which seats up to 200 guests, men and women's washrooms, as well as walk out onto the ski hill.

The property is further improved with a shop that is currently used for storage of ski hill equipment. There is also a ski patrol trailer on site used for injured skiers as well as two outbuildings used for storage purposes only.



INTERIOR SHOT OF CHALET



**TYPE:**

RESORT/CHALET

**BUILDING SIZE:**

13,239 SF

**WORKSHOP SIZE:**

5,600 SF

**AGE:**

1991/50 YEARS

**HEATING & COOLING**

3 FORCED AIR GAS FURNACES

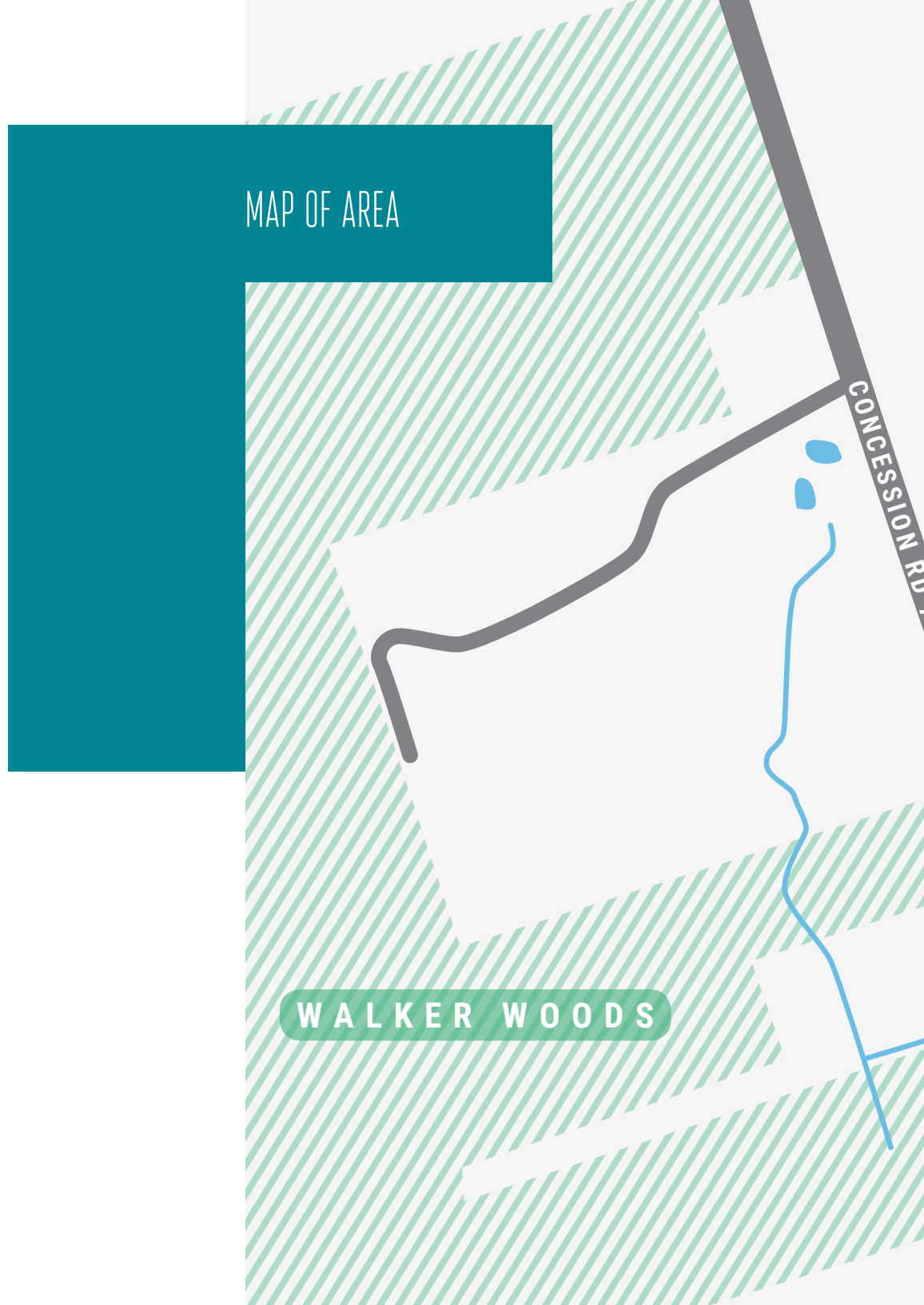
# LOCATION

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Land uses in the immediate area are predominately rural residential, with the Walker Woods Conservation area located directly to the west of the property. The site has good access to Lake Ridge Road via Chalk Lake Road, which is an arterial, 2 lane, bi-directional roadway which travels north-south throughout the Regional Municipality of Durham. Highway 21 (Goodwood Road) is located just north with a 2 lane, bi-directional roadway which travels east-west, linking the Regional Municipality of Durham to many 400 series highways in the west.

The property is subject to the Provincial Greenbelt Plan Act and is currently designated as Oak Ridges Moraine Area. Under the Oak Ridge Moraine Conservation Plan, the Property is designated as Natural Core Area and Natural Linkage Area.

## MAP OF AREA





722 CHALK LAKE RD



ski lift



ski lift

23

SPRING WATER

CHALK LAKE RD

CHALK LAKE RD

CHALK LAKE

LAKERIDGE RD



Dagmar North Trails



Briary Farm

# ADDITIONAL INFORMATION

## LIST OF EQUIPMENT EXCLUDED FROM SALE (OWNED BY OPERATING COMPANY) AS OF MARCH 31ST, 2019 (AVAILABLE UPON REQUEST)

NAME	SERIAL #	YEAR	EST \$	REPLACEMENT VALUE
SKIDOO GTX	2BPSED5B65V000018	2005	\$1,500	\$10,000
SKIDOO 440	1232-00511	1997	\$1,000	\$10,000
SKIDOO ROTAX	1126-00125	1996	\$1,000	\$10,000
RED GROOMER BR275	46096985	2007	\$75,000	\$350,000
YELLOW GROOMER BR400	831900124	2002	\$25,000	\$350,000
YELLOW GROOMER BR400	831890125	2002	\$25,000	\$350,000
GROOMER BR180	908150661	2010	\$25,000	\$250,000
HEDCO SNOW GUN - 10X	-	-	\$100,000 (\$10,000 EA.)	\$500,000
TRANSFORMERS 4	-	-	\$8,000 (\$2,000 EA.)	\$10,000
		<b>TOTAL</b>	<b>\$261,500</b>	<b>\$1,840,000</b>

### ASSET EQUIPMENT EXCLUDED

#### INDOORS

EQUIPMENT RENTAL: RETAIL VALUE NEW \$300,000. USED VALUE \$75,000 TO \$100,000

- 700 SKIS AND POLES
- 200 SNOWBOARDS
- 200 SNOWBOARD BOOTS
- 800 SKI BOOTS
- ALL RELATED RENTAL EQUIPMENT, FIXTURES AND MACHINERY
- ALL SKIS AND SNOWBOARD EQUIPMENT LOCATED IN OLD SHOP BUILDING

SHOP EQUIPMENT: RETAIL VALUE NEW \$150,000. USED VALUE \$50,000 TO \$75,000

- 4" GRINDER
- PRESS
- 2 COME-ALONGS
- 3 LOGGING AND ASSORTED TRACTOR CHAINS
- 6" BENCH VICE
- 2 LAWN TRACTOR AND ATTACHMENTS
- BATTERY CHARGERS
- ASSORTED SNOW HOSES
- 1 BENCH DRILL PRESS
- 1 METAL SHOP SAW
- MANY GAS JUGS
- ASSORTED CHAIRLIFTS PADS - COW CATCHERS
- LADDERS
- AIR COMPRESSORS
- 1 WELDER
- 1 TRANSFORMER
- 1 MOTOR
- 1 REPEATER
- 1 WHIPPER SNIPPER
- 4 MCKINNEY SNOW GUNS
- ELECTRIC DRILL
- 1 DOLLY
- 1 TIGER WELDER
- ASSORTED SNOW MAKING HOSES AND TRANSFORMERS



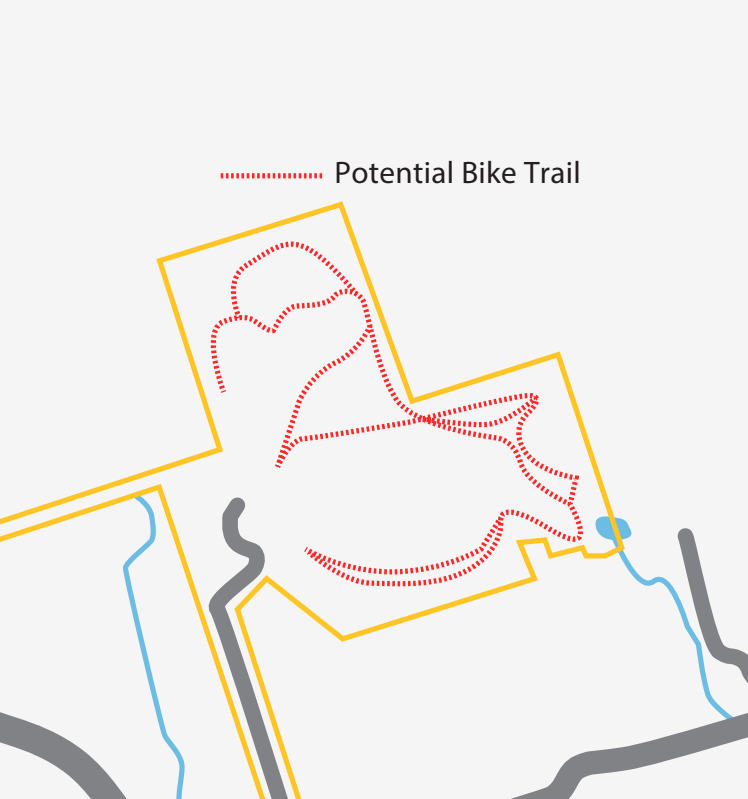
# YEAR-ROUND INCOME POTENTIAL

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The Property features a unique opportunity in creation of year-round holding income via warm weather activities. With sweeping vistas and unique, hilly terrain (with most surrounding areas being relatively flat) Skyloft has the potential to leverage this into a comprehensive recreational facility. By generating income in the off-season through minimal capital expenditure projects, investors can leverage the existing facilities and offset traditional ski chalet offseason costs.



MOUNTAIN BIKING TRAILS



#### **YEAR-ROUND INCOME GENERATORS (BY CAPEX)**

HIKING

MOUNTAIN BIKING

EVENT VENUE

MOUNTAIN CLIMBING

DRIVING RANGE

ZIPLINING/HIGH ROPES

MINIATURE GOLF



722 CHALK LAKE ROAD | UXBRIDGE

# INFORMATION & PROCEDURES

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**DUE DILIGENCE:**

CONTACT BROKER

**QUALIFICATIONS:**

ALL OFFERS MUST BE ACCOMPANIED BY SPECIFIC INFORMATION ABOUT THE INTENDED PURCHASER AND EVIDENCE OF ITS ABILITY TO CLOSE

**CONTACT:****JOHN REID**

ASSOCIATE VICE PRESIDENT

+1(416) 357-1251

JOHN.REID@COLLIERS.COM

**MICHAEL CAREW**

SENIOR SALES REPRESENTATIVE

+1(647) 291 5808

MICHAEL.CAREW@COLLIERS.COM

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## **COLLIERS INTERNATIONAL**

181 BAY STREET, SUITE 1400  
TORONTO, ONTARIO  
M5J 2V1

## **DOMINIC DELAPENHA**

ASSOCIATE VICE PRESIDENT  
+1(416) 643-3759  
DOMINIC.DELAPENHA@COLLIERS.COM

## **JOHN REID**

ASSOCIATE VICE PRESIDENT  
+1(416) 357-1251  
JOHN.REID@COLLIERS.COM

## **CHRIS LUXTON**

SENIOR SALES REPRESENTATIVE  
+1(416) 791-7263  
CHRIS.LUXTON@COLLIERS.COM

## **MICHAEL CAREW**

SENIOR SALES REPRESENTATIVE  
+1(647) 291-5808  
MICHAEL.CAREW@COLLIERS.COM

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