

# INVESTMENT / DEVELOPMENT OPPORTUNITY

## FOR SALE

### FORMER HAVELOCK COUNTRY JAMBOREE REAL ESTATE PORTFOLIO



**+/-470 ACRES  
OF PRIME  
COMMERCIAL,  
SPECIAL  
EVENT AND  
RESIDENTIAL  
ZONING**

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Brokerage

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## \$13,040,000

## 7 INDIVIDUAL PARCELS - HAVELOCK-BELMONT-METHUEN TWP.

PARCEL	ADDRESS	PRICE	PIN	SIZE (ACRES)	ZONING	SERVICES	FRONTAGE	PARKING
A	12 County Road 48	\$13,040,000	SEE "B" THROUGH "G" BELOW	470	C1; S.D.34; R1	Water (Municipal, Well), Sewer (Municipal, Septic), Electricity	Highway 7: +/-1650 ft County Rd 48: +/-7355 ft Mary Street:+/-1159 ft	Detached Garage, Outside/ Surface/Open, 20 spaces.
B	382 County Road 48	\$3,500,000	282280610	189.2	RU	Water (Well) Sewer (Septic) Electricity	County Rd 48: +/-1580 ft	Detached Garage, Private Drive Double Wide, 5 spaces
C	116 County Road 48	\$4,350,000	282280582	134.7	S.D.34, RU	Electricity	County Rd 48: +/-2331 ft Mary Street:+/-349 ft	Detached Garage
D	9 County Road 48	\$3,600,000	282280585	40	C1, S.D34	Water (Well) Sewer (Septic) Electricity	Highway 7:+/-1650 ft County Rd 48: +/-2510 ft	Attached Garage
E	0 Mary Street	\$1,000,000	282280574	12.8	S.D.34	Water (Municipal) Sewer (Municipal) Electricity	County Rd 48: +/-740 ft Mary Street:+/-350 ft	
F	125 County Road 48	\$440,000	282280584	.51	R1	Water (Well) Sewer (Septic) Electricity	County Rd 48: +/-100 ft	Private Drive Single Wide, 5 spaces
G	0 County Rd. 48	\$150,000	282280583	.51	R1		County Rd 48: +/-100 ft	



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at [www.rtrcr.com](http://www.rtrcr.com).

## PARCEL A (ALL 7 PARCELS) +/- 470 ACRES - \$13,040,000



### CURRENT ZONING ALLOWS A VARIETY OF USES INCLUDING:

- Music Festivals
- Carnivals & Fairs
- Exhibitions
- Hotel or Motel
- Golf Range
- Car Wash
- Rental Storage Facility
- Medical Clinics
- Motor Vehicle Dealerships
- Livestock Facility, Farms, and More

- +/-470 acres of prime commercial, special event and residential zoning
- Significant frontage along Highway 7 (+/-1,650 ft total), Highway 48 (+/-7,355 ft total), and Mary Street (+/-1,159 ft total)
- 7 individual parcels, 4 residential structures, former golfing range, numerous barns, a +/- \$1 million Twin Stage for Concerts (built 2013)
- Significant in-place infrastructure including roads, hydro systems, and more.
- Presently the lands are designated “Future Development” in Havelock-Belmont-Methuen Township Official Plan.
- Ideal for residential and commercial development, including residential subdivisions, retirement communities and more, subject to planning approval

**This unique portfolio also represents an attractive opportunity for Buyer’s within the music and entertainment industry given the current SD 34 zoned lands allowing “special events” (music festivals, fairs, exhibitions, carnivals) to operate on the lands for the long term. Comprehensive information package available to qualified Buyers. Parcels comprising the portfolio also available for purchase on an individual basis.**

## PARCEL B (382 COUNTY RD. 48) +/-260 ACRES - \$3,500,000



- Unique 206 Acre property with +/- 1580 ft of frontage along Highway 48 minutes from Havelock Village, featuring a large 4-Bed, 1.5 Bath residential property with detached 2-car garage.
- This spacious property features large principal rooms throughout, including an open-concept dining and kitchen area, large living room and 4 bedrooms + 1 Bath on the upper level.
- Three (3) points of entry into the house offers the potential to demise property to create additional dwellings, subject to approval.
- The house is serviced by a private well, septic system, Forced Air Furnace (Oil, 48 Gal, Yr 2002), and 200A electric service on breakers.

The lands surrounding the house are impressive, offering a mix of forests and landscaped clearings with road and hydro infrastructure servicing sites formerly used by camper trailers during past Jamboree events. The road infrastructure along the northerly section of the property leads to an adjacent +/- 80 Acre parcel also available for purchase. Of note, the subject property is designated "Future Development" in Havelock-Belmont-Methuen Townships Official Plan.

**PARCEL C (116 COUNTY RD. 48) +/-208 ACRES - \$4,350,000****CURRENT ZONING ALLOWS A VARIETY OF USES INCLUDING:**

- Music Festivals
- Carnivals & Fairs
- Exhibitions
- Hotel or Motel
- Golf Range
- Car Wash
- Rental Storage Facility
- Medical Clinics
- Motor Vehicle Dealerships
- Restaurant, Entertainment Venue, and More!

- Rare opportunity to acquire +/- 208 Acres of SD. 34 and C1 zoned land, formerly used as the main grounds of the Havelock Country Jamboree.
- The offering consists of Two (2) separate parcels, being 116 County Rd 48 and an adjacent +/-80 Acre parcel accessible from 116 County Rd 48 or via 382 County Rd 48 (also for sale).
- The subject offers frontage on both Highway 48 (+/- 2331 ft) and Mary Street (+/- 349 ft), and improved with significant hydro and road infrastructure throughout, including a +/- \$1M state-of-the-art 60ft x 40 ft Twin Stage (Built 2013).
- The site also features a formerly used 4-Bedroom house, detached garage, 1900 sf Barn, shower trailers, various outbuildings and a 6 room portable trailer with washrooms.
- The adjacent +/-80 Acre parcel further north is improved with significant hydro infrastructure for trailers/camp sites in addition to gravel roadways throughout.

Presently, the lands are designated “Future Development” in Havelock-Belmont-Methuen Township’s Official Plan. This unique property also represents an attractive opportunity for Buyer’s within the music and entertainment industry given the current SD 34 zoned lands allowing “special events” (music festivals, fairs, exhibitions, carnivals) to operate on the lands for the long term. Comprehensive information package available to qualified Buyers.

## PARCEL D (9 COUNTY RD. 48) +/-40 ACRES - \$3,600,000



- Prominent 41 A Commercial corner site across from Havelock Village with C1 and SD 34 Zoning with significant frontage along Highway 7 (+/- 1650 ft), Highway 48 (+/- 2510 ft) and Mary Street, and located 35km from Peterborough and 120 km from the GTA.
- The property is presently improved with a +/- 2213sf, 4-Bed, 2-Bath all-brick farmhouse, a separate self-contained 1-Bed/1-Bath residential unit, a former Golf Driving Range facility, Large Barn, 16 hydro sites for camping, fixed trailer, and outbuildings.
- Both residential dwellings are subject to monthly tenancies.
- The site benefits from municipal water services and natural gas, with private septic on site.

Current zoning allows for a wide range of uses, including Music Festivals, Carnivals, Exhibitions, Fairs, Hotel or Motel, Golf Range, Car Wash, Rental Storage Facility, Medical Clinics, Motor Vehicle Dealerships, Restaurant, Entertainment Venue and more.

Presently, the lands are designated “Future Development” in Havelock-Belmont-Methuen Townships Official Plan. This unique property also represents an attractive opportunity for Buyer’s within the music and entertainment industry given the current SD 34 zoned lands allowing “special events” (music festivals, fairs, exhibitions, carnivals) to operate on the lands for the long term. Comprehensive information package available to qualified Buyers.



**PARCEL E (0 MARY ST.) +/-12.8 ACRES - \$1,000,000**

- Large +/- 13 Acre site with development potential featuring in-place road access and frontage off 2 municipal roadways – Mary Street and Highway 48.
- The subject offers +/- 740 ft frontage along Highway 48 and +/- 350 ft frontage along Mary Street and benefits from access to municipal water and sewer services for future development/intensification.

**The site further benefits from significant in-place hydro infrastructure installed to service the former Havelock Country Jamboree lands.**

**The offering is situated 35km from Peterborough, 120 km from the GTA and is steps from Havelock Village and Havelock-Belmont public school.**



**PARCEL F (125 COUNTY RD. 48) +/- .5 ACRES - \$440,000**

- Residential home with 2 units built in 1993, located walking distance to Havelock Village on a large 0.51 A site.
- The main level is a 3-Bed, 2-Bath dwelling spanning +/- 1260 sf featuring large bedrooms, dining room w/ views and direct access to backyard. In addition, a well-appointed kitchen leading to an over-sized living room.
- The main level features carpet-free flooring, lots of windows, and a functional layout. Currently leased on a month-to-month basis for \$1,200/month inclusive of utilities.
- The lower level can be accessed internally from the main level or via separate/private entrance from the rear of the property, and offers a vacant former bachelor apartment that can be easily expanded to create a 1-bed + Den secondary unit.

**High ceilings throughout, this well-built residential property offer's long-term growth potential and ideal for use as a family home, investment property, or for Buyer's wanting to live in one unit while renting the other.**

**Large backyard ideal for family gatherings and BBQ's.**

**SYSTEMS INCLUDE:**

- Steel roof
- Forced air heating (propane)
- 200A electrical on breakers
- Water heater (electric, owned)
- Pressure tank
- Septic bed
- Private well





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**PARCEL G (0 COUNTY RD. 48) +/- .5 ACRES - \$150,000**



- Attractive 100 ft x 200 ft residential lot zoned R1 on a 0.51A site across from former Jamboree lands, walking distance to Havelock Village.

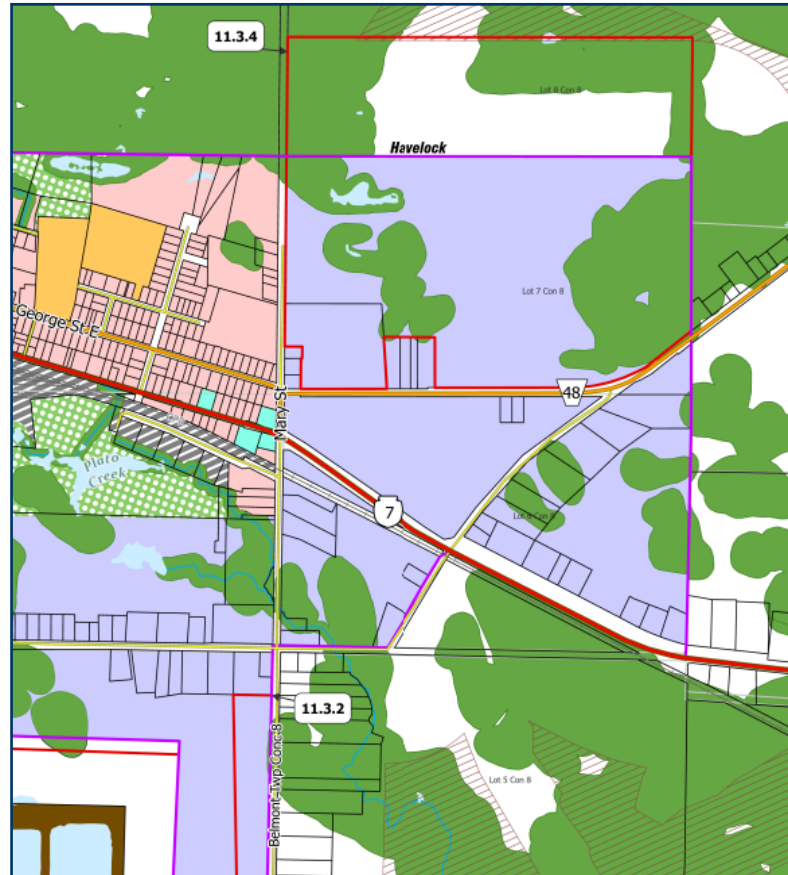
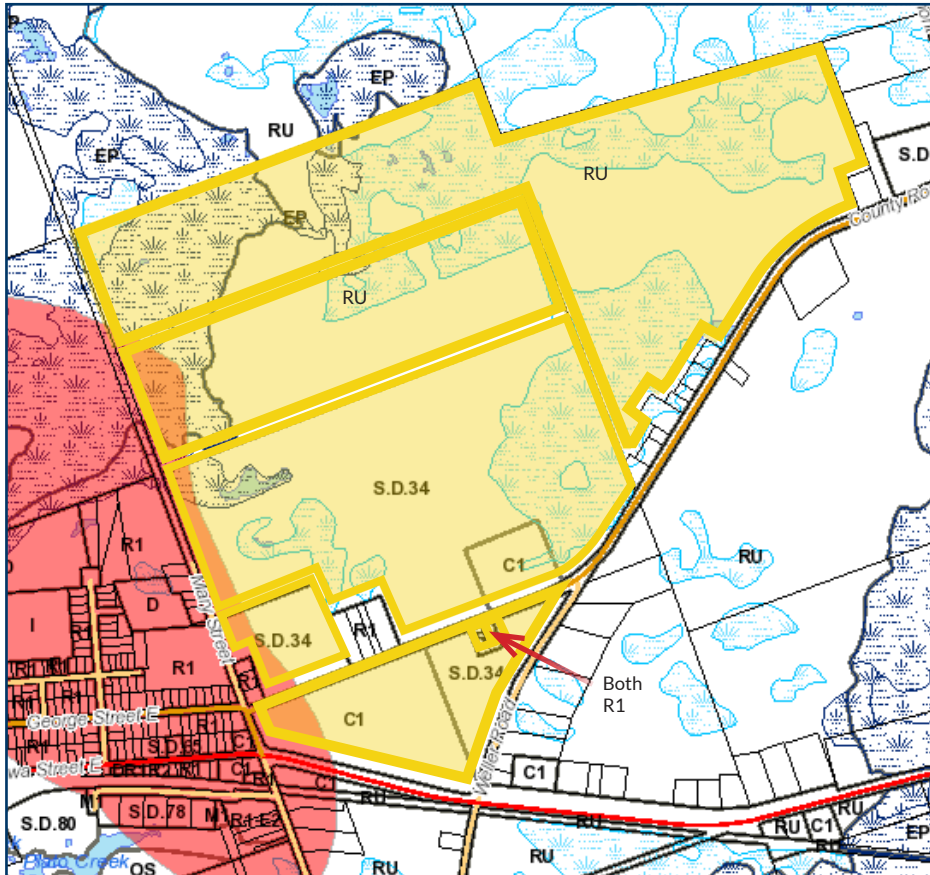
**Current zoning allows for single detached dwelling, duplex, an additional dwelling unit or park. Well and septic services to be installed by Buyer.**



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## HAVELOCK-BELMONT-METHUEN ZONING & LAND USE



- Land Use
- Agriculture
  - Community Commercial
  - Community Core
  - Future Development
  - Institutional
  - Natural Core Area
  - Parks & Conservation
  - Residential
  - Rural
  - Urban Employment Area
  - Waste Management Area
  - Floodplain

\* Image from the Havelock-Belmont-Methuen Township Official Plan from Peterborough County, ptbocounty.ca

Being recognized in the Official Plan renders the property eligible to connect to municipal services (sewer and water); and essentially positions the property as 'development ready' - subject to final planning approvals (eg. zoning for the proposed new uses, approval of plans of subdivision/condominium, site plan etc.).

### C1 ZONING

(9 County Rd 48, 5.52Acres of 116 County Road 48)

- Clinics, animal hospital
- Car wash
- Hotel or motel
- Golf range
- Motor vehicle dealership
- Entertainment venue
- Rental storage facility
- Restaurant • Bank

### RU ZONING

- Agricultural use, livestock facility
- Hobby farm
- Animal hospital, livestock sales barn, riding school or boarding stables
- Golf course
- Kennel
- Single detached dwelling
- Park, conservation, or forestry use

### SD 34 ZONING

(Mary, 9, 116 & 382 County Rd 48, & landlocked acreage)

- All RU uses
- Special events
- Exhibition
- Fair
- Carnival
- Music festival
- Religious festival
- Recreational competition

### R1 ZONING (125 CR, Res lot Hwy 48)

- Single family detached
- Duplex or semi dwelling
- Conversion of a single detached dwelling having a min. floor area of 186 square metres (2000 sf) on the date of the passing of this By-law to a duplex or semi-detached dwelling

**Under current SD 34 zoning, current and future owners of the Jamboree lands have the option of operating "special events" for the long term.**



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## HAVELOCK-BELMONT-METHUEN TOWNSHIP

The Township of Havelock-Belmont-Methuen is a charming rural community at the south east corner of the County of Peterborough, centrally located between Belleville and Peterborough and 90 minutes east of Toronto. It provides services to permanent and seasonal residents.

Tourism accounts for a large part of the economy due to the amount of lakes and rivers located in the Township. The Canadian Pacific rail yard and mining industry are an important part of it's history and both industries continue to contribute to the economy.

