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5026B ARDOCH ROAD, NORTH FRONTENAC

Rare Waterfront Development Opportunity

ARDOCH LAKE

Sprawling Waterfront Land Previously Draft Plan Approved for 23
Estate Lots with existing 2 Bedroom Waterfront Cottage & Dock

272+ ACRES OF LAND WITH OVER 2KM OF DIRECT WATERFRONT ON ARDOCH LAKE



The Offering

5026B Ardoch Road | North Frontenac, ON

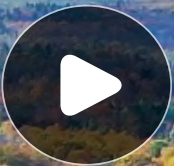
CBRE is pleased to present 5026B Ardoch Road, a rare opportunity to acquire ±272 acres of waterfront development land with over 2 km of direct frontage on Ardoch Lake.

The Property was previously draft plan approved for a 23-lot estate waterfront development (15 waterfront lots and 8 inland lots) and benefits from extensive completed planning, environmental, servicing, and engineering work.

Through the approval process, the development framework was refined to align with the site’s environmental features and servicing requirements, helping reduce entitlement risk and providing a clear roadmap toward future redevelopment. While the draft approval has lapsed, the completed technical work and established agency review history position a purchaser to leverage substantial prior due diligence.

Located approximately three hours from the GTA and 1.5 hours from Ottawa and Kingston, the Property offers a rare combination of significant waterfront scale, established development potential, and access to one of Eastern Ontario’s premier recreational markets.

Combining significant waterfront frontage, extensive completed due diligence, and a previously approved development framework, the Property represents a rare opportunity to acquire and advance a large-scale waterfront project with a substantially reduced entitlement risk profile.



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○ Prior approval for Vacant Land Condominium of 23 Estate Lots

○ Minimum Lot Area of 2 Acres per Estate Lot

○ Waterfront Lots Range from 250 ft. to 950 ft. of frontage

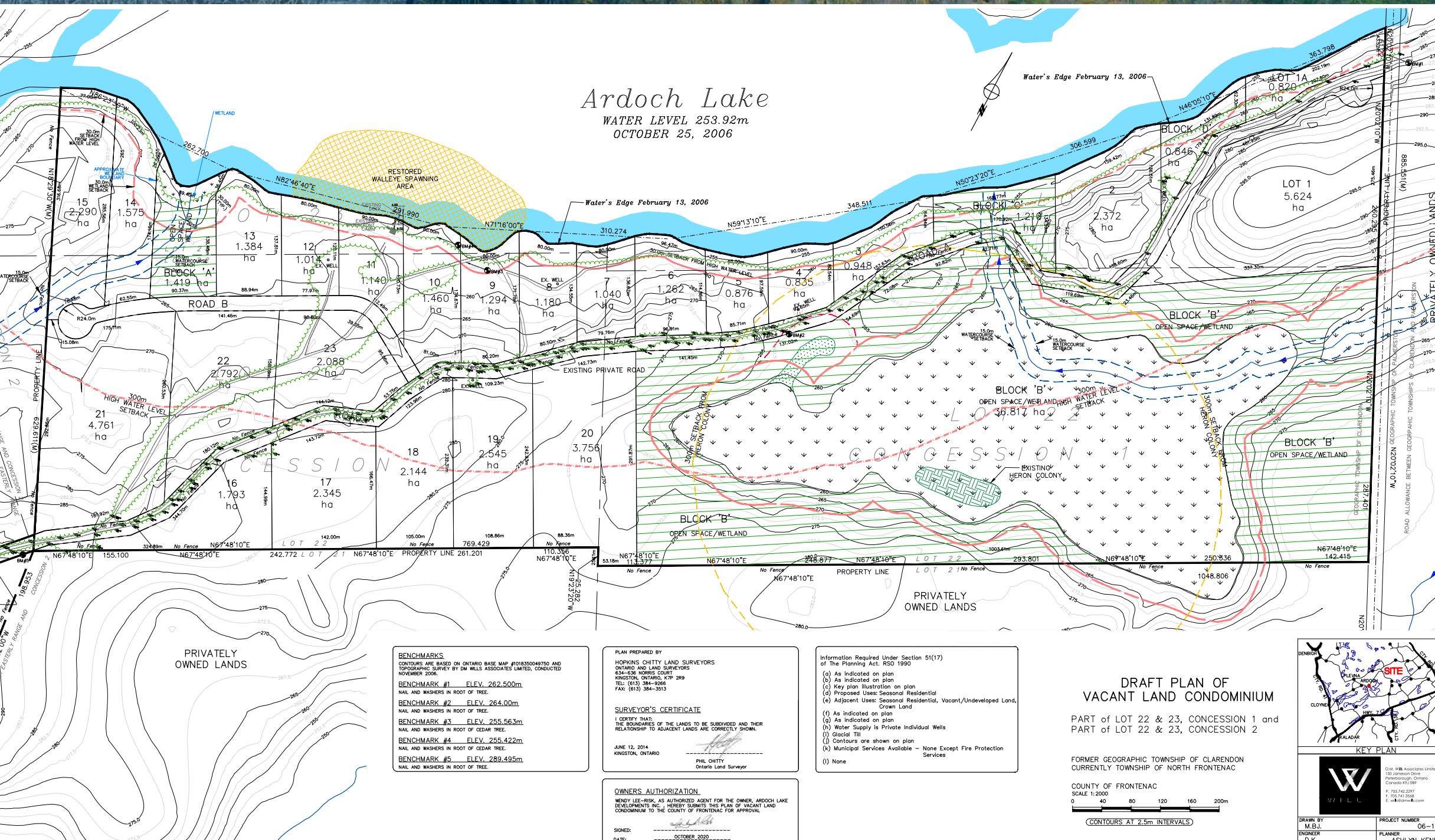
○ Accessible by main private road, from Ardoch Road

Ardoch Lake

TOTAL AREA	272.44 acres
WATERFRONTAGE	Over 2km of direct shoreline frontage on Ardoch Lake
PIN	361880451
LOCATION	Ardoch Road, North of Highway 7
OFFICIAL PLAN	Rural; Waterfront Area
ZONING	Limited Service Residential
PREVIOUS GRANTED DRAFT PLAN APPROVAL	Previously the Site received Draft Plan of Condominium Approval from the County of Frontenac for 23 estate lots, including: • 15 Waterfront Lots • 8 Inland Lots While approvals expired in July, 2025 the Site benefits from the fully completed entitlement work, prior County approval, and established agency review positioning a purchaser for a significantly accelerated path to reapproval

- 15 waterfront lots
- 8 inland lots

Overall, the Property presents a rare opportunity to acquire a large-scale waterfront development site with substantial entitlement groundwork already completed, offering the potential for a more efficient and predictable development process.





Servicing & Technical Overview

Extensive Technical Due Diligence Completed

The Property has undergone over a decade of planning, environmental, hydrogeological, engineering, and servicing review in support of the previously approved 23-lot waterfront condominium development. This work formed the basis for the County of Frontenac’s draft approval of a 23-lot vacant land condominium.

Conceptual Servicing Completed

A comprehensive conceptual servicing plan has been prepared for all proposed lots, including:

- Individual drilled wells
- Septic system envelopes
- Building envelopes
- Private road network
- Environmental setback integration

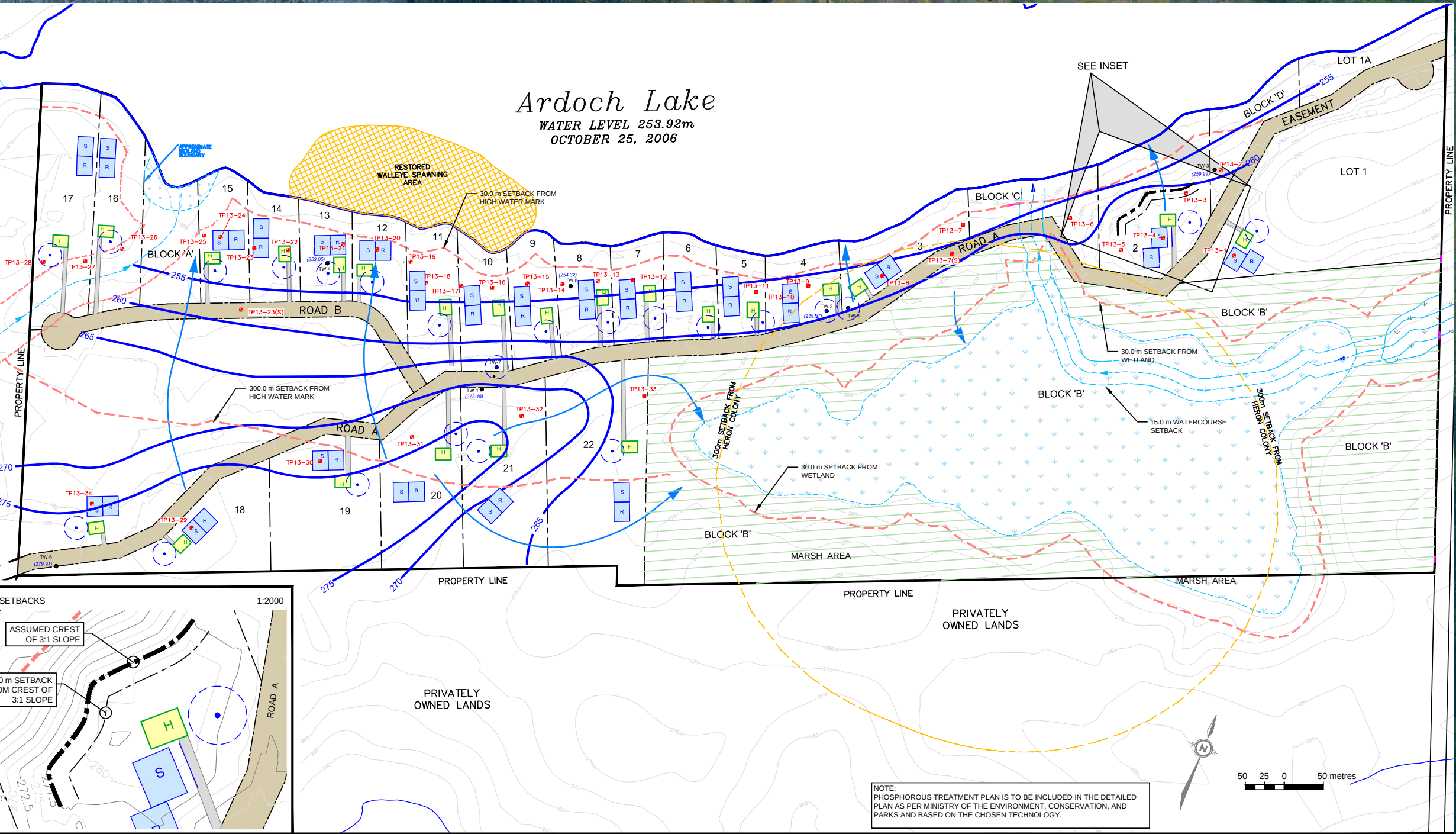
The servicing concept was reviewed through the draft approval process and demonstrates the feasibility of servicing each proposed lot.

Groundwater Supply Confirmed

Multiple test wells were drilled across the site as part of the hydrogeological assessment. Testing demonstrated sustainable groundwater supply for future residential development and supported the draft approval process.

Development De-Risked Through Extensive Environmental Review

The Property has undergone extensive environmental assessment and agency review, resulting in a development framework that has already been tested against the site’s natural heritage features, shoreline conditions, wetlands, fish habitat, and servicing requirements. The approved lot layout was specifically designed to work within these identified environmental parameters, helping to reduce future entitlement risk, minimize redesign requirements, and provide greater certainty regarding the development potential of the Property.





Existing Cottage

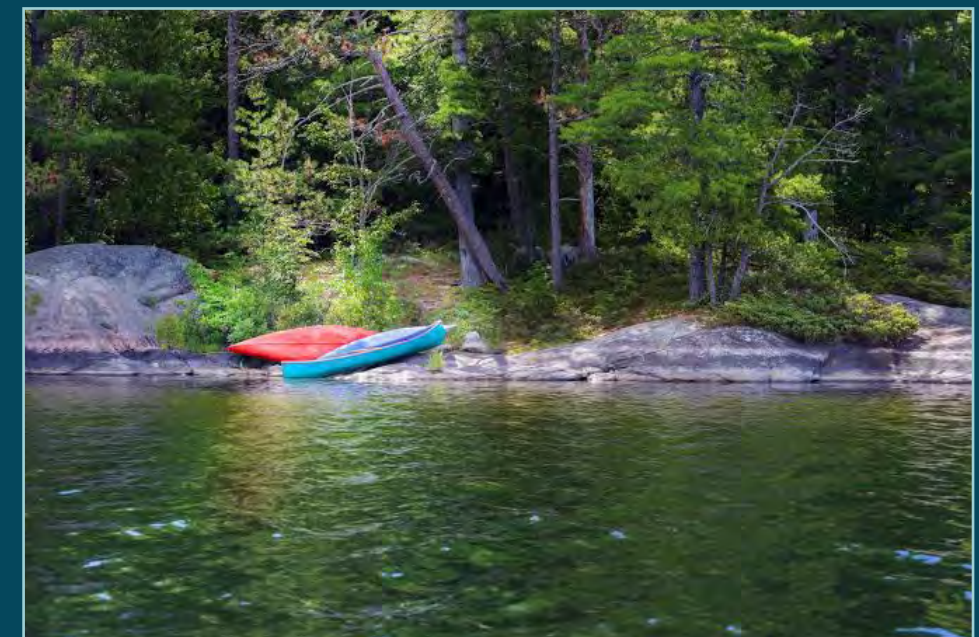
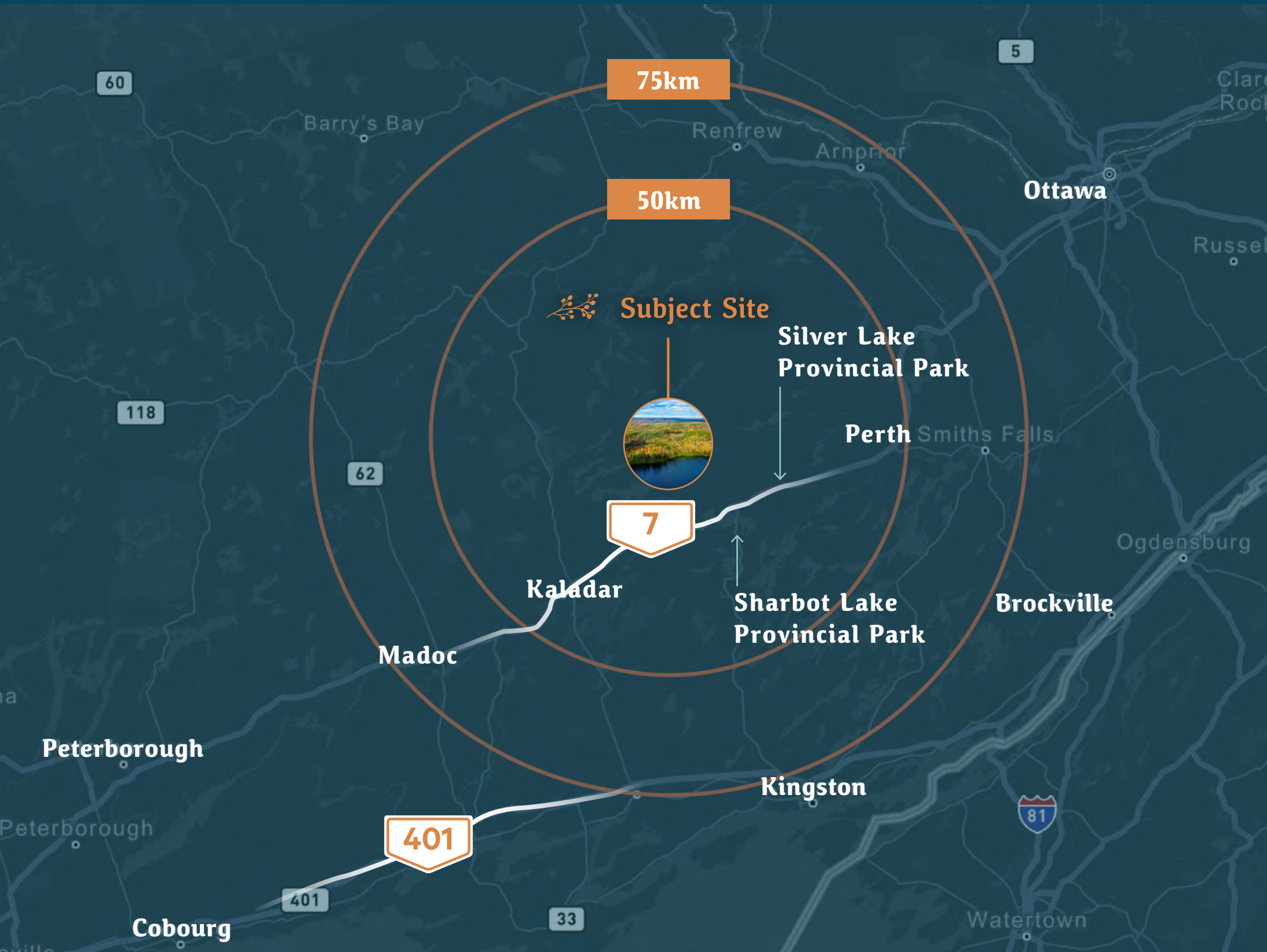
There is an existing 2 bedroom waterfront cottage and dock on the Property





Location & Amenities

Ardoch Lake offers an unparalleled canvas for a luxury residential community with exceptional recreational appeal. This pristine, spring-fed gem features crystal-clear waters and rare, firm, sandy lake bottoms that are ideal for private beaches and custom docks. The lake boasts a 5.8 km perimeter, preserving an exclusive, serene atmosphere highly marketable to discerning buyers. The lake serves as a premier playground for high-energy water sports and elite angling. Its deep, open waters easily accommodate motorboats, pontoons, and water-skiing crafts across a 1.9 km expanse, with a natural channel connecting directly to neighboring Malcolm Lake to double the navigable adventure. Furthermore, the vibrant, four-season sport fishery is fully stocked with trophy Walleye, Northern Pike, and Bass, offering exceptional open-water and ice fishing right from a resident's backyard.





ASKING PRICE
\$1,650,000



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Due Diligence

Supporting material that is relevant to this offering have been made available in CBRE's confidential online property library. Prospective purchasers seeking property library access are asked to complete this offering's Confidentiality Agreement using the CA submission button at the link below:

CLICK HERE TO SUBMIT CA

Offering Process

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

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