

# 566 MUSKY ISLAND ROAD Road, St. Charles, Ontario P0H 1R0

Listing

Client Full  
**Active / Commercial Sale**

**566 MUSKY ISLAND ROAD Rd St. Charles**

**Listing ID: 40770703**

**Price: \$2,300,000.00/For Sale**



## Sudbury/St. Charles/St. Charles

### Building and Land



Water Body: **Lake Nipissing**

Type of Water: **Lake**

|                  |                    |                  |                                |
|------------------|--------------------|------------------|--------------------------------|
| Other Units # Of | <b>0</b>           | Business Name:   | <b>Mashkinonje Resort Inc.</b> |
| Bld Area Total:  | <b>1,200</b>       | Tax Amt/Yr:      | <b>\$8,778.05/2025</b>         |
| DOM:             | <b>2</b>           | Common Interest: | <b>Freehold/None</b>           |
| Lot Size:        | <b>8.500</b>       | Common Elements: | <b>No</b>                      |
| Tax Amt/Yr:      | <b>\$8,778.05/</b> |                  |                                |

### Remarks/Directions

Public Rmks: **Mashkinonje Resort (Formerly known as Mashkinonje Lodge & Lucky Strike Camp) is a Northern Ontario cottage rental resort for fishing, family vacations and outdoor enthusiasts. The resort is located about 4 hours from downtown Toronto in a truly unique setting on the famous West Arm of Lake Nipissing adjacent to the majestic Mashkinonje Provincial Park. It is a road access resort with unique self-contained cabins and a spectacular waterfront making it a premier Northern Ontario destination. The unique and charming accommodations have fully self-contained kitchens, 3-piece washrooms, private decks, fire pits and BBQs. There are extensive docking facilities that will ensure the safety of boats and provide easy access to the water anytime of the day. Amenities include sandy beach, outdoor games room, boat rentals, free use of paddle boards, kayaks, kids play area, and horseshoes – to name a few. It is also a pet friendly resort. The property is 8.5 acres in size with 900 ft of shoreline. It includes 11 cottages, a 3/4 bedroom lodge (currently occupied by owners), office, double car garage/shop, outdoor kitchen with pizza oven and smoker, a fish cleaning house, lake view deck, boardwalk and more.**

Directions: **Off Highway 64 and the end of musky Island rd.**  
 Cross St: **Highway 64**

### Waterfront

|                              |                |                             |             |
|------------------------------|----------------|-----------------------------|-------------|
| <b>Water Body Name:</b>      | Lake Nipissing | <b>Waterfront Features:</b> | Beach Front |
| <b>Water Body Type:</b>      | Lake           | <b>Water Frontage:</b>      | 900.00      |
| <b>Waterfront Type:</b>      |                | <b>Waterfront Exposure:</b> | North       |
| <b>Water View:</b>           |                | <b>Island:</b>              |             |
| <b>Shore Road Allowance:</b> | Owned          |                             |             |

### Exterior

|                            |      |                         |          |                    |        |
|----------------------------|------|-------------------------|----------|--------------------|--------|
| <b>Water Source:</b>       | Well | <b>Water Treatment:</b> | Yes      | <b>Sewer:</b>      | Septic |
| <b>Outdoor Storage:</b>    | True | <b>Crane:</b>           | --       | <b>Electrical:</b> | --     |
| <b>Construction Audit:</b> | --   | <b>Rail:</b>            | --       | <b>Volts:</b>      | --     |
| <b>Environment Phase:</b>  | --   | <b>Sign Type:</b>       | Signband | <b>Amps:</b>       | --     |
| <b>Clearance Height:</b>   | --   | <b>Leeds Certified:</b> | --       |                    |        |

|                         |                                      |                        |  |                          |  |
|-------------------------|--------------------------------------|------------------------|--|--------------------------|--|
| <b>Property Access:</b> | <b>Municipal Road</b>                | <b>Rd Acc Fee:</b>     |  | <b>Site Plan Apprvl:</b> |  |
| <b>Pool Features:</b>   |                                      |                        |  |                          |  |
| <b>Lot Shape:</b>       | <b>Irregular</b>                     |                        |  |                          |  |
| <b>Lot Front (Ft):</b>  |                                      | <b>Lot Depth (Ft):</b> |  |                          |  |
| <b>Area Influences:</b> | <b>Ample Parking, Highway Access</b> |                        |  |                          |  |
| <b>View:</b>            |                                      |                        |  | <b>Fronting:</b>         |  |
| <b>Topography:</b>      |                                      |                        |  |                          |  |
| <b>Local Impvmt:</b>    |                                      |                        |  |                          |  |

### Interior

|                        |                           |                          |  |                      |  |
|------------------------|---------------------------|--------------------------|--|----------------------|--|
| <b>Basement:</b>       | <b>None</b>               | <b>Seating Capacity:</b> |  | <b># Hnd Wshrms:</b> |  |
| <b>HVAC:</b>           | <b>Gas-Propane, Other</b> |                          |  |                      |  |
| <b>Rented Equip:</b>   |                           | <b>Chattels Y/N:</b>     |  | <b>Furnished:</b>    |  |
| <b>Under Contract:</b> | <b>Hot Water Heater</b>   | <b>Contract Cost/Mo:</b> |  |                      |  |
| <b>Add Inclusions:</b> | <b>See Sales Package</b>  |                          |  |                      |  |

|                            |      |                           |          |
|----------------------------|------|---------------------------|----------|
| <b>Building Area Total</b> | 1200 | <b>Divisible</b>          | --       |
| <b>Industrial Area</b>     | --   | <b>SqFt Max Divisible</b> | --       |
| <b>Office Apt Area</b>     | --   | <b>SqFt Min Divisible</b> | --       |
| <b>Retail Area</b>         | --   |                           |          |
| <b>#Industrial Units</b>   | /    | <b>#Other Units</b>       | <b>0</b> |

### Property Information

|                         |   |                                |                  |
|-------------------------|---|--------------------------------|------------------|
| <b>Common Elem Fee:</b> | <b>No</b>   | <b>Local Improvements Fee:</b> |                  |
| <b>Legal Desc:</b>      | <b>PCL 9615 SEC SES; PT BROKEN LT 3 CON 6 HADD0 AS IN EP6437; ST.-CHARLES</b> | <b>Survey:</b>                 | <b>None/</b>     |
| <b>Zoning:</b>          | <b>C</b>  | <b>Hold Over Days:</b>         |                  |
| <b>Assess Val/Year:</b> | <b>\$559,000/2016</b>   | <b>PIN 2:</b>                  | <b>734520040</b> |
| <b>PIN:</b>             | <b>734520020</b>  | <b>Occupant Type:</b>          | <b>Owner</b>     |
| <b>ROLL:</b>            | <b>520400000423700</b>  |                                |                  |

Possession/Date: **Flexible/**

Deposit: **25000**

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Brokerage Information

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List Date: **09/17/2025**

List Brokerage: **[Keller Williams Complete Realty](#)**

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Source Board: Cornerstone Association of REALTORS®

Prepared By: Andrew Bridgman, Salesperson

Date Prepared: 09/19/2025

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