

For Sale



10501 Cabot Trail, Belle Côte, Nova Scotia

Opportunity to acquire picturesque and well-established Cabot Trail Tiny House Vacation Rentals



The Opportunity

Unlock a rare and exciting opportunity to own 10501 Cabot Trail in Belle Côte, Cape Breton, Nova Scotia. This stunning 5.23 acre oceanfront property is home to Cabot Trail Tiny House Vacation Rentals, a thriving lifestyle accommodation business. Nestled along the iconic Cabot Trail, the site features 209 feet of pristine ocean frontage along Margaree Harbour, offering a harmonious blend of natural beauty and welcoming hospitality. Whether you choose to continue operating the profitable rental business or reserve the property for personal enjoyment, this offering is extraordinary chance to own a piece of Cape Breton's breathtaking beauty.

The property is home to five custom-designed tiny homes, each meticulously crafted with high-end finishes, full kitchens and bathrooms, private decks, and air conditioning.

Cabot Trail Tiny House Vacation Rentals is a thriving business, supported by an established clientele, hundreds of glowing reviews, and steady stream of guests. Adding to the investment potential, the property is set to transition to Commercial Recreation Zoning, enabling a variety of vacation accommodations, such as hotels, Airbnb properties, cottages and cabins. The zoning imposes no restrictions on the number of units, with the only constraint being the size of the septic system.

With only one acre of the 5.23 acre property currently developed, the properties presents substantial room for expansion and future development. The possibilities are as vast as the surrounding landscapes, making this a truly rare and lucrative offering.

Opportunities of this magnitude rarely arise. Do not miss your chance to own 10501 Cabot Trail, an extraordinary destination set in the heart of Cape Breton - a region celebrated for its rich history, vibrant culture, and breathtaking natural beauty.

Offering Price: \$1,275,000





Property Overview

LISTING ID	10427
ADDRESS	10501 Cabot Trail, Belle Côte, Cape Breton, Nova Scotia
PROPERTY TYPE	Turnkey vacation rental business
PID	50229970
LOT SIZE	5.23-acres (227,819 sq.ft.)
WATER FRONTAGE	+/- 290 feet of oceanfront
BUILDINGS	<p>Five (5) fully winterized, meticulously crafted tiny homes</p> <ul style="list-style-type: none">• Red House - sleeps up to six people• Boat House - sleeps up to four people• Farm House - sleeps up to four people• Harbour House - sleeps up to three people• Voyager House - sleeps up to six people
YEAR BUILT	2020
ZONING	Currently unzoned; set to transition to Commercial Recreation zoning
PARKING	On-site parking
OFFERING PRICE	\$1,275,000

Property Features

BUILDING CONSTRUCTION	Wood frame; fully winterized for year-round comfort; and designed to withstand hurricane-force winds, securely anchored with screw piles
ROOF	Metal roof
ELECTRICAL	Five sites with 50AMP/240V power lines; installed in 2020
FUEL TYPE	Electric, propane
HEATING / COOLING	Fireplace, heat pump (ductless), in-floor
WATER SOURCE	Cistern dug well provides 333 liters/minute of clean fresh water; enough water to support expansion; installed in 2020
SEPTIC	Professionally engineered commercial septic system; installed in 2020
PARKING / DRIVEWAY	Gravel, on-site parking available
WIFI	Dedicated wired connections with WiFi modem dedicated to each tiny house to allow for stable high speed streaming and browsing
BUILDING AMENITIES	Air conditioning, laundry facilities, ventilation system, smart TV, soaker tub, WiFi, beach front deck
RECREATION FACILITIES	Kayaks, paddle boards, BBQ cookhouse, campfire pit

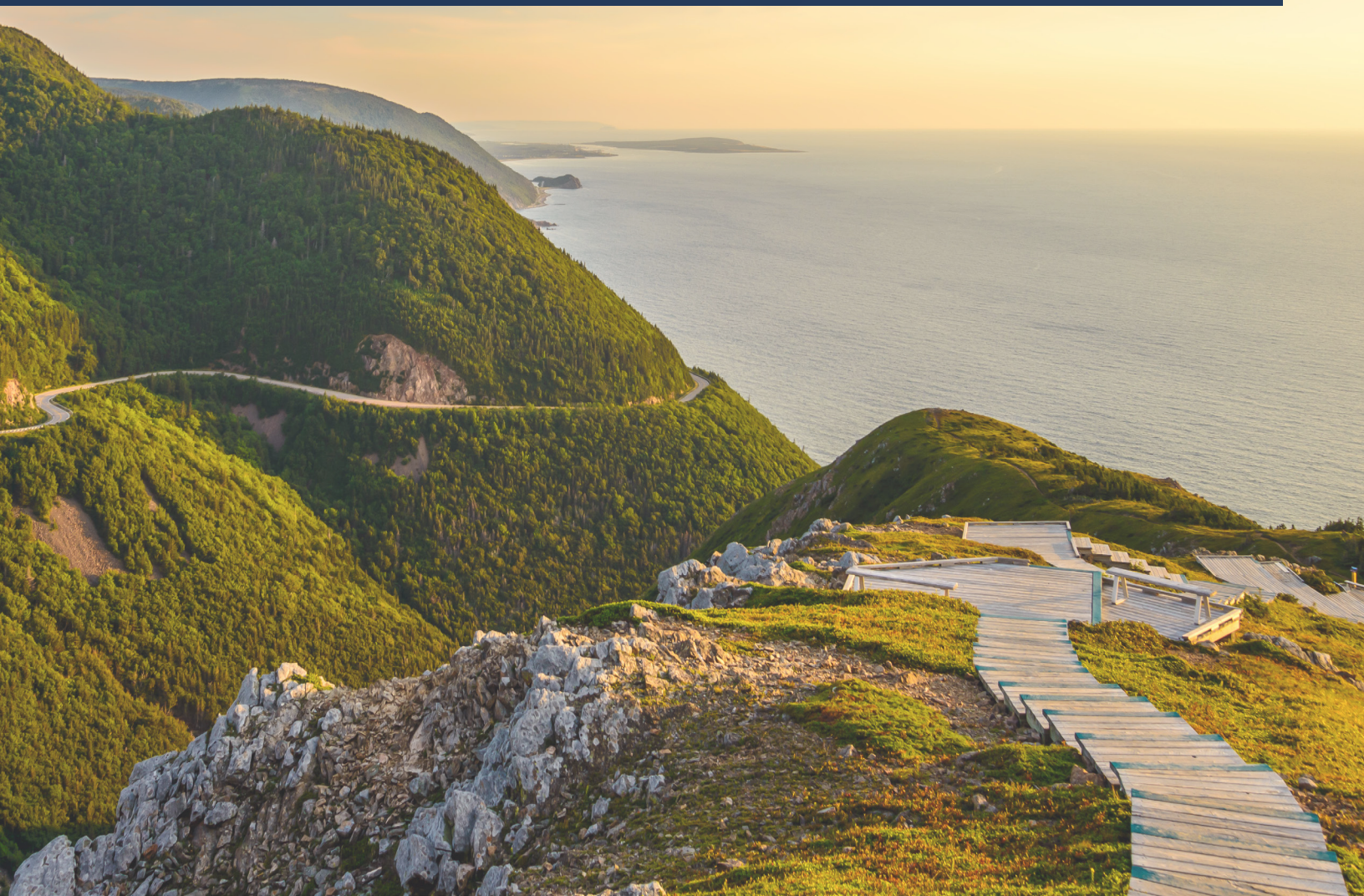


Location Overview

Situated northeast of mainland Nova Scotia, Cape Breton Island is a haven of breathtaking natural beauty, rich cultural heritage, and warm hospitality. Renowned for its captivating charm, the island enchants both residents and visitors with pristine beaches, awe-inspiring sunsets, and idyllic fishing villages.

At the northern tip of the island lies the iconic Cabot Trail, known globally for its world-class hiking, cycling, and camping opportunities. Cape Breton is a paradise for outdoor enthusiasts, offering the rare chance to scale a mountain and relax on a sandy beach all in one day. Beyond its natural wonders, the island boasts a vibrant cultural scene, live music traditions, exceptional culinary experience, whale-watching excursions, and the prestigious Cabot Links golf course, ranked among the Top 10 in the World's 100 Greatest Course.

Cape Breton Island, whether embraced as home or explored as a destination, leaves a lasting impression on all who have the privilege of experiencing its timeless charm.



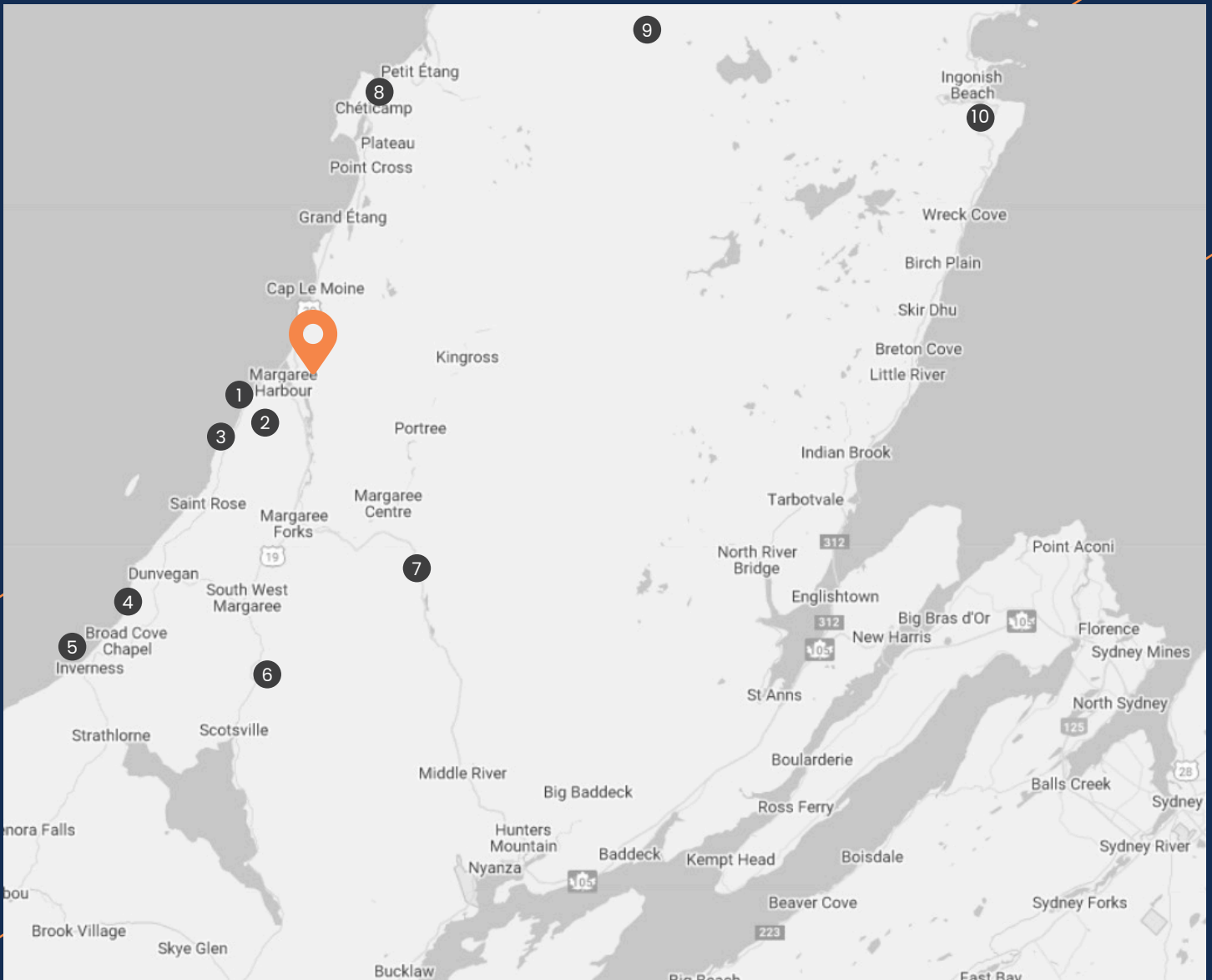
Cape Breton Advantages

- **#1 Island in North America:** Cape Breton Island has earned the prestigious title of the #1 Island in North America from Condé Nast Traveler readers and the #1 Island in Canada from Travel + Leisure readers. These accolades celebrate the world's finest travel destinations and experiences.
- **Population and Tourism Insight:** With a population of 145,000, Cape Breton Island accounts for 13% of Nova Scotia's residents. However, it attracts an impressive 20% of the province's tourism visits, highlighting its vital role in Nova Scotia's tourism industry.
- **Annual Visitors:** The Island welcomes between 422,000 and 551,000 visitors each year, arriving by road, air, and sea. This influx contributes an impressive \$306 million to the region's GDP.
- **Short-Term Rentals** In 2022, the number of short-term rental unit nights sold surged by 21% compared to 2019, setting new records during the spring, summer, and fall seasons. This highlights the industry's strong recovery, from the pandemic, in 2022 while indicating that short-term rentals are steadily capturing a larger share of the market.

Source: cbisland.com, destinationcapebreton.com, welcometocapebreton.com



Cape Breton Amenities & Attractions



① Margaree Harbour Beach

② Woodroad Restaurant

③ Chimney Corner Beach

④ Cabot Cliffs Golf Course

⑤ Inverness Beach

⑥ Egypt Falls

⑦ Lake-O-Law Provincial Park

⑧ Chéticamp Harbour Lighthouse

⑨ Cape Breton Highlands National Park

⑩ Cape Smokey Provincial Park

Cape Breton Highlands Nat'l Park
DRIVE TIME: 25 MINUTES

Inverness
DRIVE TIME: 30 MINUTES

Sydney
DRIVE TIME: 1 HOUR 20 MINUTES

Port Hawkesberry
DRIVE TIME: 1 HOUR 45 MINUTES

Halifax
DRIVE TIME: 4 HOURS

Aerial Photo





HARBOUR HOUSE



HARBOUR HOUSE



HARBOUR HOUSE



RED HOUSE



BOAT HOUSE



VOYAGER HOUSE



BOAT HOUSE



BOAT HOUSE



VOYAGER HOUSE



FARM HOUSE



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