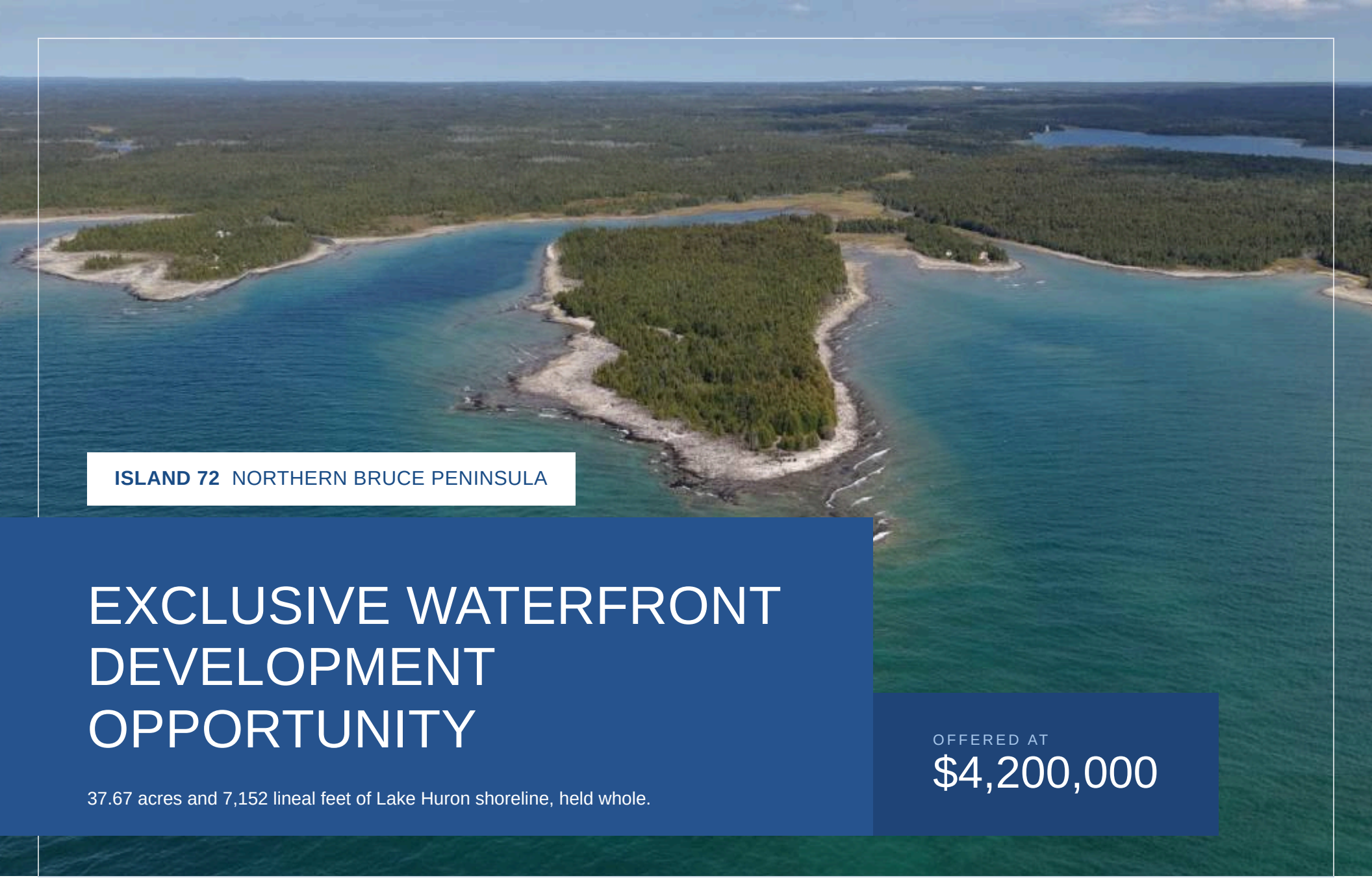


ISLAND 72 NORTHERN BRUCE PENINSULA

EXCLUSIVE WATERFRONT DEVELOPMENT OPPORTUNITY

37.67 acres and 7,152 lineal feet of Lake Huron shoreline, held whole.

OFFERED AT
$4,200,000

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Accelerating success.

Colliers



37.67
acres

7,152
lineal feet
of waterfront

21
waterfront lots
per revised plan

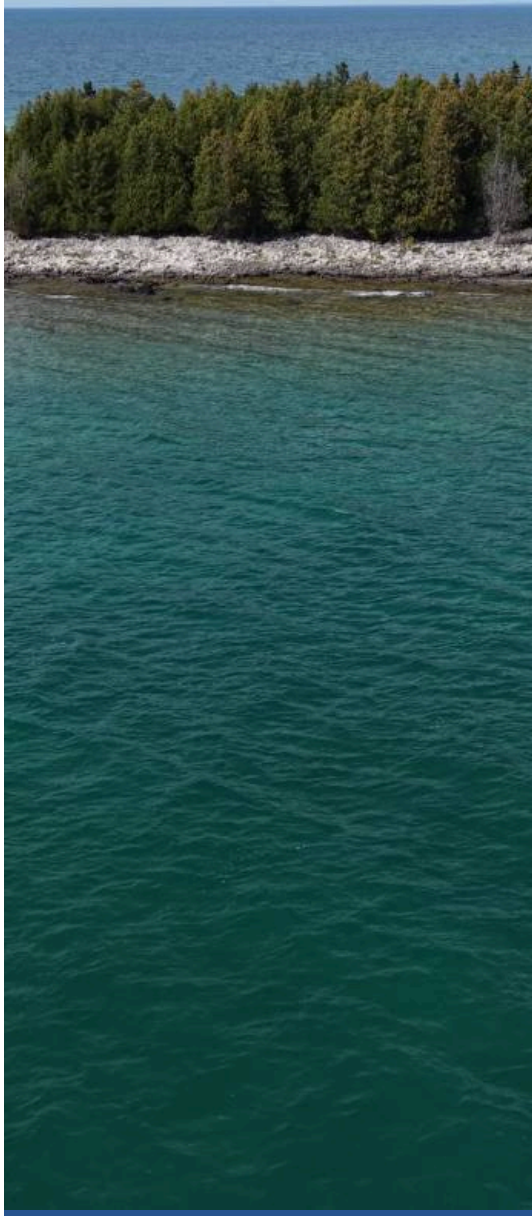
Property Overview

ISLAND 72
An unsurpassed retreat

A whole island on the Lake Huron shore of the Northern Bruce Peninsula — large enough to develop, private enough to keep.

- Held as a single parcel, never subdivided
- Draft plan of vacant land condominium — revised concept of 21 waterfront lots
- Alternatively, one private family compound
- Resort Residential (R2) zoning in place
- Planning, environmental and servicing reporting in the data room

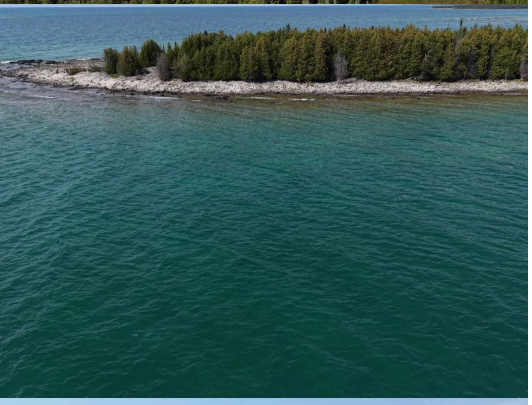
Asking Price	**$4,200,000**
Acres	**37.67** per survey
Total Frontage	**7,152 ft** lineal
Lots	**21** per revised plan
Zoning	**R2** Resort Residential
PIN	**333440078**
ARN	**410966000135300**
Legal	**ISLAND 72 LINDSAY; NORTHERN BRUCE PENINSULA**
MLS®	**X13249954**

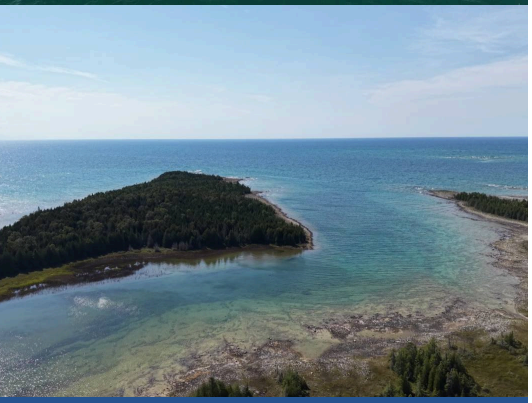


Lake Huron shore of the Northern Bruce Peninsula, near Greenough Harbour.

30 minutes to Tobermory





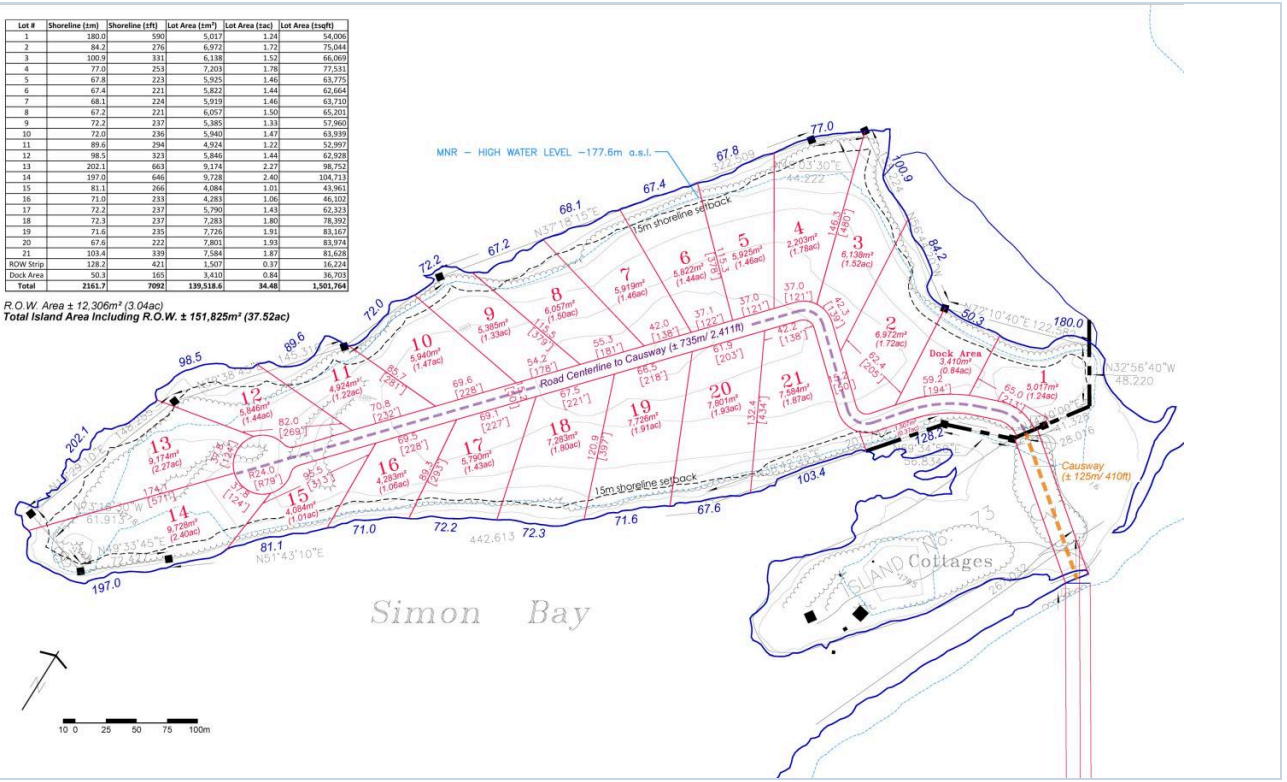


21

Estate sized waterfront lots

Lot #	Shoreline (±m)	Shoreline (±ft)	Lot Area (±m²)	Lot Area (±ac)	Lot Area (±sqft)
1	180.0	590	5,017	1.24	54,006
2	84.2	276	6,972	1.72	75,044
3	100.9	331	6,138	1.52	66,069
4	77.0	253	7,203	1.78	77,531
5	67.8	223	5,925	1.46	63,775
6	67.4	221	5,822	1.44	62,664
7	68.1	224	5,919	1.46	63,710
8	67.2	221	6,057	1.50	65,201
9	72.2	237	5,385	1.33	57,960
10	72.0	236	5,940	1.47	63,939
11	89.6	294	4,924	1.22	52,997
12	98.5	323	5,846	1.44	62,928
13	202.1	663	9,174	2.27	98,752
14	197.0	646	9,728	2.40	104,713
15	81.1	266	4,084	1.01	43,961
16	71.0	233	4,283	1.06	46,102
17	72.2	237	5,790	1.43	62,323
18	72.3	237	7,283	1.80	78,392
19	71.6	235	7,726	1.91	83,167
20	67.6	222	7,801	1.93	83,974
21	103.4	339	7,584	1.87	81,628
ROW Strip	128.2	421	1,507	0.37	16,224
Dock Area	50.3	165	3,410	0.84	36,703
Total	2161.7	7092	139,518.6	34.48	1,501,764

R.O.W. Area ± 12,306m² (3.04ac)
Total Island Area Including R.O.W. ± 151,825m² (37.52ac)



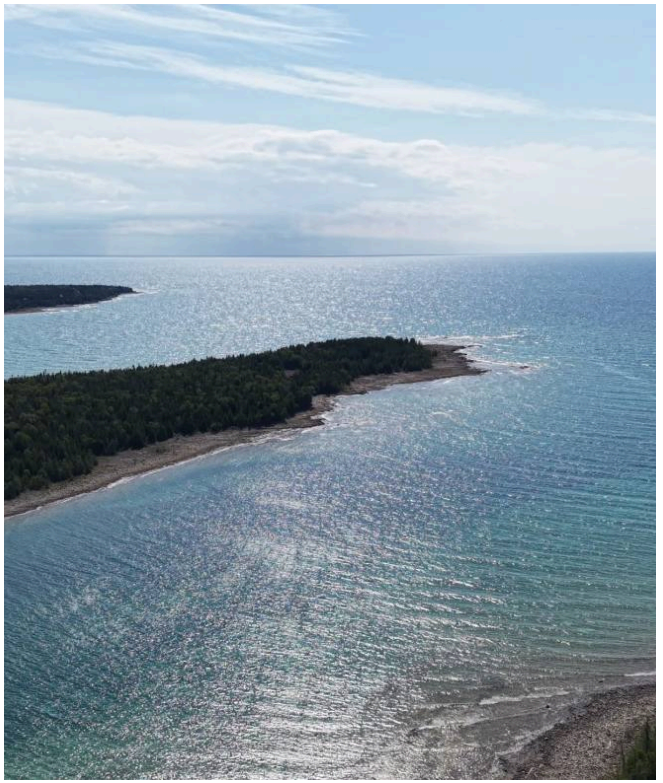
The Opportunity

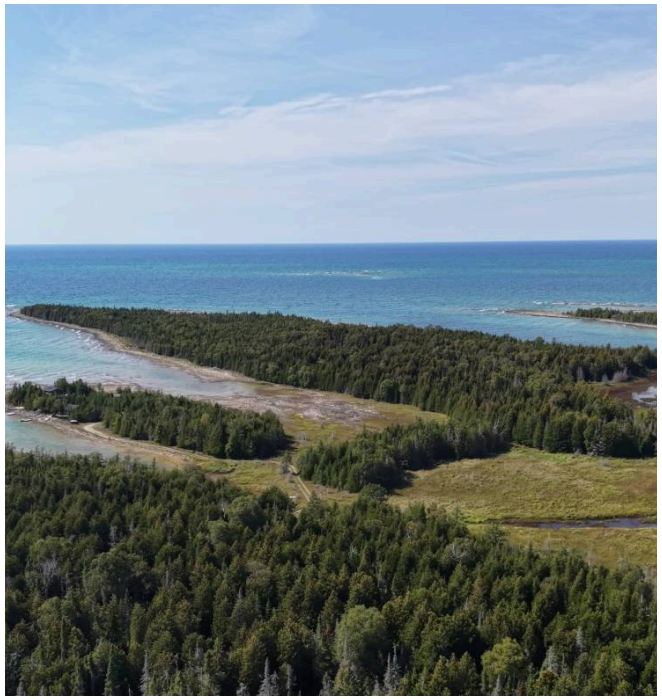
Island 72 is a 37.67-acre island off the Lake Huron shore of the Northern Bruce Peninsula, near Greenough Harbour. The revised concept plan lays the island out as 21 estate-sized waterfront lots, each with its own shoreline — an inventory of island frontage that simply does not come to market on this coast.

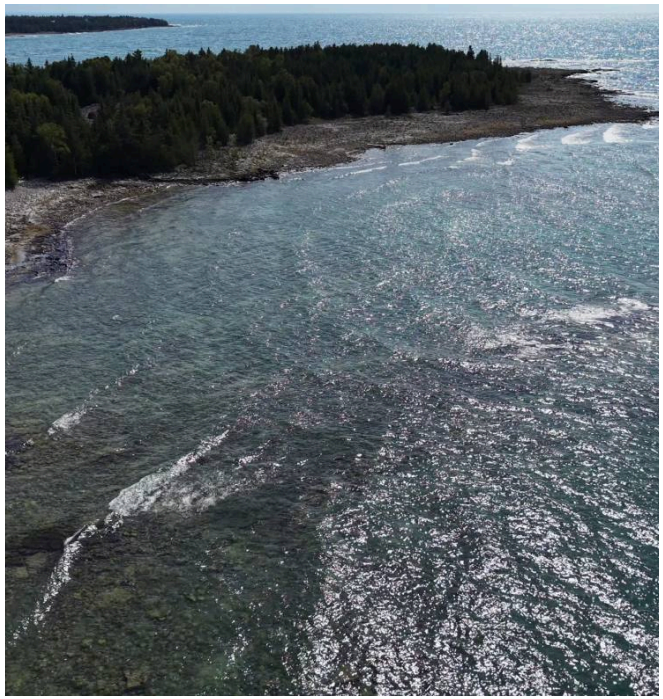
It works equally well undivided. For a buyer who values nature, privacy and the beauty of the Georgian Bay region, the whole island reads as a single private compound: cedar forest, a white stone shore, and open water on every side.

Revised concept plan, October 2026 (supersedes the MHBC draft plan of July 26, 2023). The Draft Plan of Condominium has not been approved yet; the application is largely complete and conditional on a limited number of remaining items. Lot count, configuration and approvals are subject to municipal and agency process. Full planning, environmental and servicing reporting is available in the data room on execution of a confidentiality agreement.









Unparalleled Lake Huron waterfront — clear water, cobble shoreline and mature cedar forest.

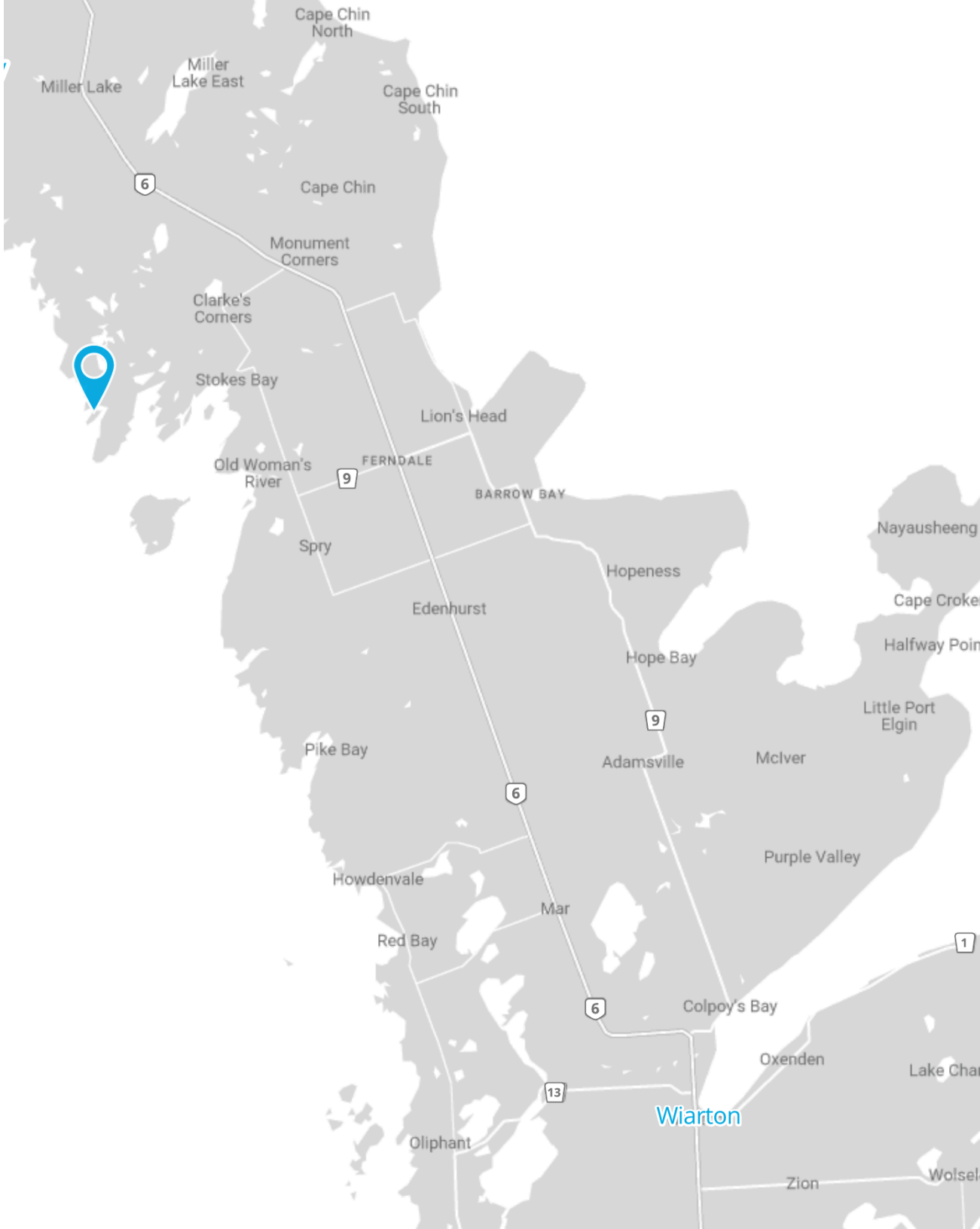
Aerial photography of Island 72
September 12, 2026

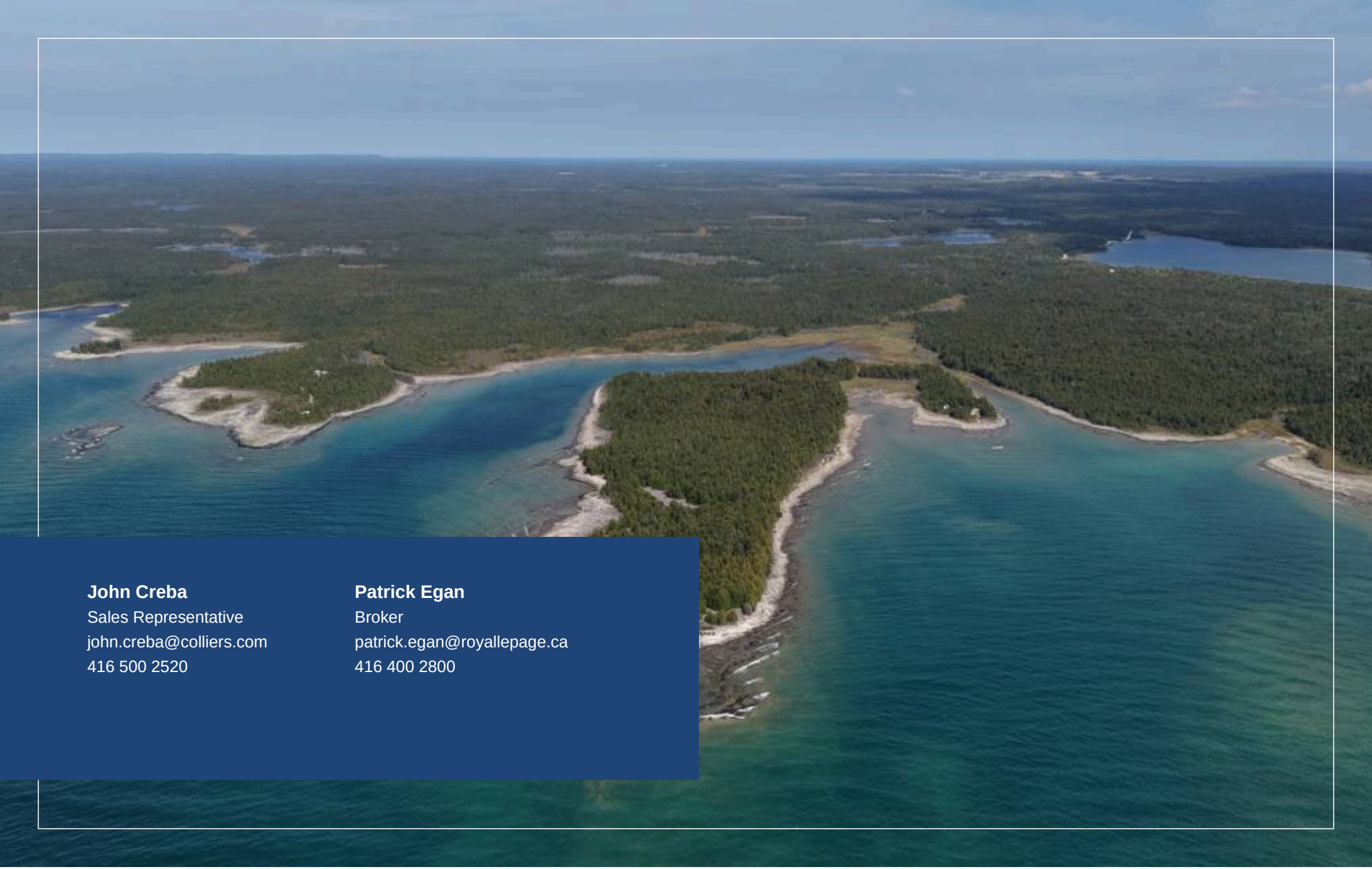
Location

Island 72 lies on the Lake Huron side of the Northern Bruce Peninsula near Greenough Harbour, a quiet shoreline community between Lion’s Head and Tobermory. The Bruce Peninsula National Park, the Bruce Trail and the Chi-Cheemaun ferry are all within a short drive.

DRIVE TIMES

Tobermory	30 min
Municipal Airport	27 min
Chi-Cheemaun Ferry	31 min
Owen Sound	1 h 12 min
Bruce Power	1 h 30 min
Barrie	2 h 51 min
Guelph	2 h 51 min
Pearson International	3 h 11 min
Toronto	3 h 30 min





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