

AVISON  
YOUNG

DUNDEE  
Resort & Golf Club

# DUNDEE

## Resort & Golf Club

2750 West Bay Road, Dundee, NS

Investment Summary  
Avison Young Hospitality Group



# Introduction

Dundee Resort & Golf Club is a premier destination resort situated along the scenic shores of Bras d'Or Lake in Cape Breton, Nova Scotia. The offering presents a rare opportunity to acquire a full-service resort property featuring a championship golf course, hotel accommodations, extensive event facilities, and significant land holdings in one of Canada's most picturesque tourism destinations.

Originally developed in the late 1970s and designed by noted golf course architect Bob Moote, the property sits atop South Mountain overlooking the Bras d'Or Lake, a UNESCO Biosphere Reserve connected to both the Gulf of St. Lawrence and the Atlantic Ocean.

The resort includes a 60-room hotel plus 38 cottages, multiple food & beverage venues, an 18-hole golf course, clubhouse facilities, banquet and meeting space, and substantial infrastructure to support golf tourism, weddings, corporate retreats, and destination travel.

With approximately 153 acres of land, the property offers substantial upside through repositioning, enhanced golf tourism marketing, expansion of event programming, and redevelopment opportunities.

Strategically located approximately 30 minutes from Port Hawkesbury Airport and 2.5 hours from Halifax International Airport, and just 1 hour for Cabot Cape Breton, the resort is well positioned to capture both regional drive-to tourism and destination travel.

The resort benefits from strong regional tourism demand from Nova Scotia and Atlantic Canada while attracting golf travelers and destination guests from Ontario, Quebec, the United States, and international markets.

Dundee Resort & Golf Club offers investors the opportunity to acquire a large-scale destination resort with diversified revenue streams, strong regional demand, and significant upside through repositioning, expanded golf tourism marketing, event programming, and potential future development.



## Property Details

Guest Rooms 60

Cottage Units 38

Year Built 1976

Food & Beverage 3 options

Site Area 153 acres

Separate 9-unit staff housing building on 7 acres

### Amenities:

18-Hole Course

Club House

Pavillion

Event Space



MACRAE'S RESTAURANT AND LAKE FRONT PATIO



THE CLUBHOUSE DUNDEE'S

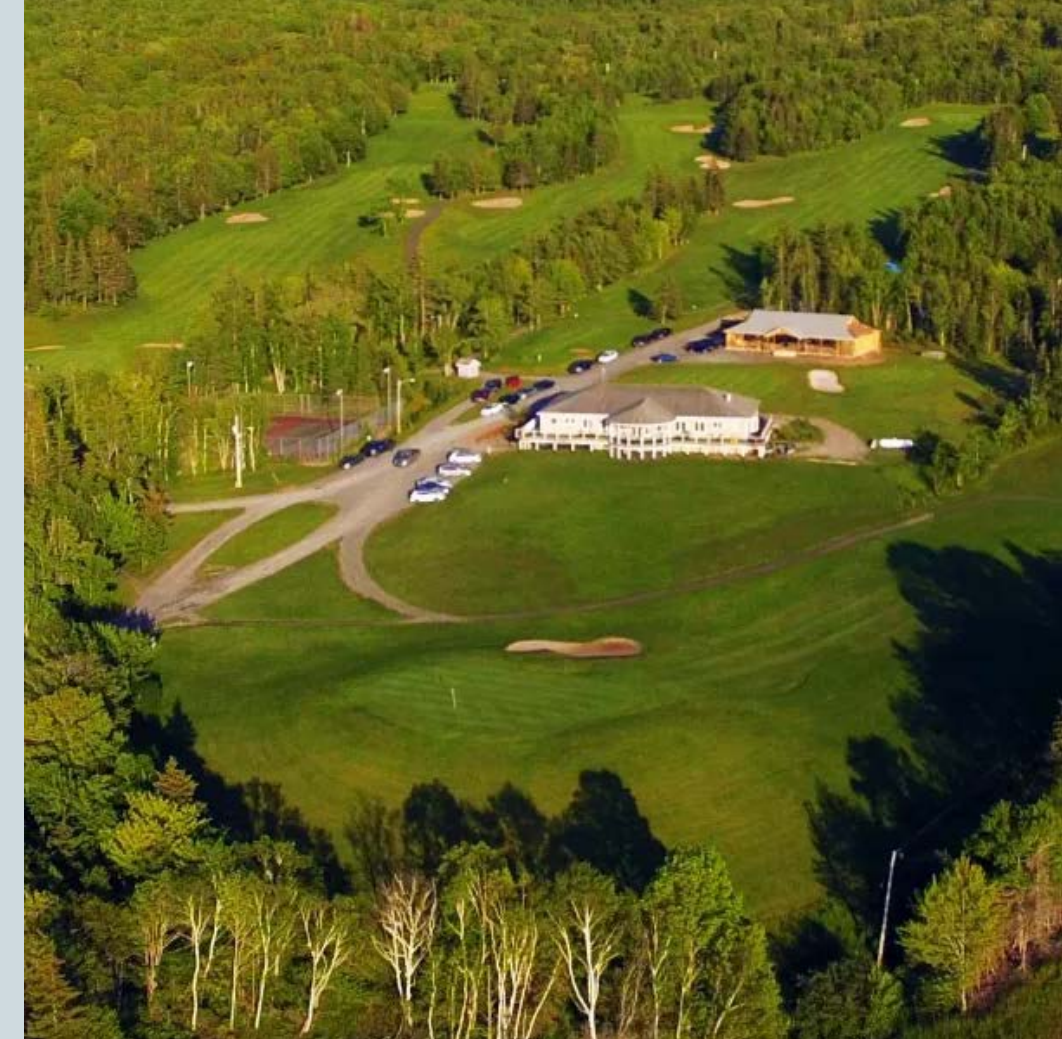


BRAS D'OR LAKE



# Investment Highlights

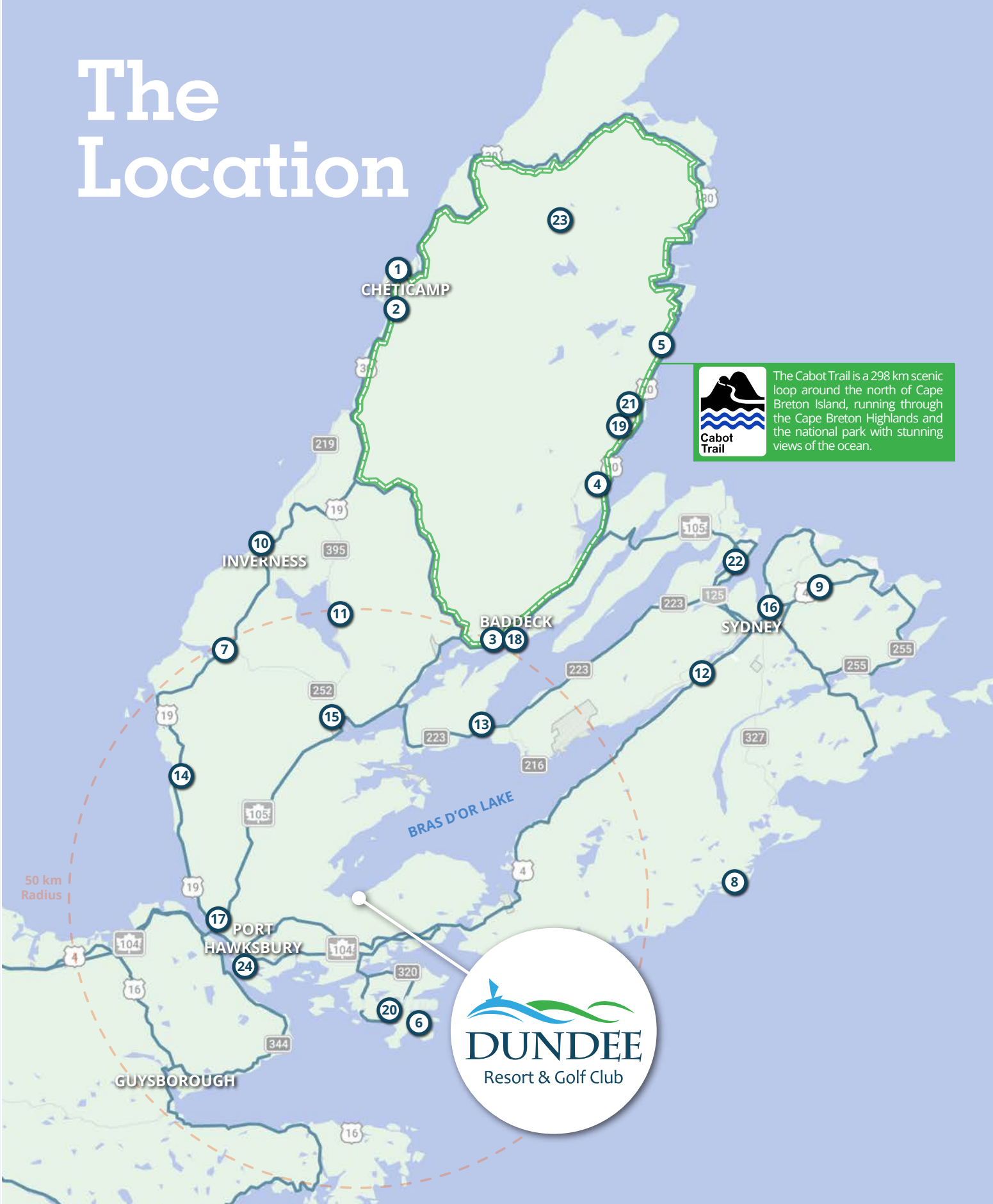
- Full-service resort property overlooking Bras d'Or Lake, offering hotel accommodations, golf, dining, event space, and expansive recreational amenities within a scenic natural setting.
- The resort features a 5,940-yard golf course designed by Canadian architect Bob Moote with dramatic lake views throughout the layout.
- The property includes a 60-room resort hotel plus 38 guest cottages with multiple room styles, restaurants, banquet facilities, and meeting space supporting weddings, corporate events, and leisure tourism.
- 10,000 sf clubhouse with pro shop and expansive deck
- Cart storage below clubhouse for approximately 70 golf carts
- 7,000 sf maintenance facility
- Restaurant and bar facilities
- Meeting and banquet spaces for group events including a new pavilion
- Includes a separate 9-unit staff housing building on a 7-acre site a short distance from the Resort
- Large acreage creates opportunities for additional hospitality development, residential resort components, or expanded amenities.
- The scenic waterfront setting and resort amenities create an attractive venue for weddings and group events, a segment that continues to outperform leisure travel in revenue per guest.
- Cape Breton is a globally recognized tourism destination known for its coastal landscapes, golf courses, and outdoor recreation. The resort sits within close proximity to:
  - Cabot Links & Cabot Cliffs Golf Courses
  - The Cabot Trail scenic drive
  - Bras d'Or Lake boating and outdoor recreation
  - Regional airports and Atlantic Canadian population centers



*Note: This site line is an approximation only and should be verified by prospective purchasers*



# The Location



 The Cabot Trail is a 298 km scenic loop around the north of Cape Breton Island, running through the Cape Breton Highlands and the national park with stunning views of the ocean.



## Amenities & Attractions

- |                                  |                                  |                                     |
|----------------------------------|----------------------------------|-------------------------------------|
| 1. La Brise Stained Glass Studio | 9. Beaton Institute Archives     | 17. Strait Area Museum              |
| 2. L'Atelier Brio                | 10. Cabot Cape Breton Golf       | 18. The Water's Edge Gallery        |
| 3. Flying Kite Artisan Shop      | 11. MacDonald House Museum       | 19. Other Cupboard Emporium         |
| 4. Short Stories Gallery         | 12. Nova Soapia                  | 20. LeNoir Forge Museum             |
| 5. Sew Inclined                  | 13. Àros na Mara Learning Centre | 21. Wildfire Pottery                |
| 6. St. John's Arts Centre        | 14. Storytellers' Gallery        | 22. Northside Downs                 |
| 7. An Drochaid, Bridge Museum    | 15. Amkwesowa'q Kisitu'titl Shop | 23. Cape Breton Highlands Park      |
| 8. Driftwood Gallery             | 16. Phee's Original Goods        | 24. Customs House Artisan Incubator |



CAPE BRETON HIGHLANDS NATIONAL PARK



NORTHSIDE DOWNS



LENOIR FORGE MUSEUM



CUSTOMS HOUSE ARTISAN INCUBATOR



THE WATER'S EDGE GALLERY

### Demographics (2025, 50 km radius)

Population	33,232
Projected Population (2030)	33,282
Annual Growth Rate	0.1%
Total Households	14,128
Avg. Household Income	\$95,233
Projected Avg. Household Income (2030)	\$105,655
Median Age	48.1
% with Post-secondary Degree or Cert.	62%

### Travel Times (by car)

▶ Port Hawksbury	24 minutes
▶ Guysborough	1 hour
▶ Cabot Trail	1 hour
▶ Baddeck	1.1 hours
▶ Inverness	1.4 hours
▶ Sydney	1.4 hours
▶ Cheticamp	1.8 hours
▶ Cape Breton Highlands Park	2.2 hours



For more information please contact the Avison Young Listing team:

**Curtis Gallagher\***

Principal, Canadian Hospitality Lead (Toronto)  
+1 416 673 4018  
curtis.gallagher@avisonyoung.com

**Michael Brown**

Investment, Sales & Leasing (Halifax)  
+1 902 229 6179  
michael.brown.avisonyoung.com

**Andrew Bergen**

Senior Vice President, Broker (Halifax)  
+1 902.454.6185  
andrew.bergen@avisonyoung.com

**Graeme White\***

Senior Associate (Toronto)  
+1 647 598 2318  
graeme.white@avisonyoung.com

*\*Sales Representative*

Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

© 2026 Avison Young Commercial Real Estate Services, LP, Brokerage  
222 Bay Street, Suite 2500, Toronto, ON M5K 1J5  
avisonyoung.ca

