

\$1,000,000 - 13495 HIGHWAY 35

Listing ID: 40554206

\$1,000,000

, 17 acres

Vacant Land

13495 HIGHWAY 35, Minden, Ontario,
K0M2K0

Discover a prime commercial opportunity with this licensed and fully operational Class B pit and quarry, strategically positioned on Highway 35, just a short 5-minute drive north of the charming town of Minden. Encompassing an expansive 7.48 hectares, this site boasts a licensed quarry/pit featuring a rich deposit of sedimentary landscape stones, high-quality gravel, and additional lower-grade materials. Immerse yourself in the potential of approximately 100,000 tonnes of extractable material within the active area, complemented by a pristine 3-acre untouched expanse at the rear of the property. The landscape dimensional stone, characterized by its radiant brightness and captivating color variations, adds a distinctive touch to this versatile location. Zoned primarily as M2, this property showcases exceptional highway frontage, providing a canvas for a myriad of potential uses. Benefit from the convenience of a two-phase, 200 amp service on-site, ensuring seamless operations for any venture. Strategically positioned less than 2 hours from the Greater Toronto Area (GTA) and a mere 1-hour drive from Highway 11, accessibility is a key highlight. A gated driveway, directly accessible from a

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provincial highway, ensures a secure entrance, adding to the property's allure. This location is tailor-made for a landscape business seeking prime highway exposure and an abundant supply of raw materials. Unlock the potential of this exceptional location and schedule your private tour today. The vendor is open to considering financing options, making this a unique and flexible investment opportunity. Seize the chance to elevate your business to new heights! (id:50245)

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