

Listing ID: 40525570

\$1,945,000

, 45 acres

Vacant Land

LOT 1-6 36/37 NOTTAWASAGA Sideroad
Unit# PT LTS 1-6, Nottawa, Ontario,
L9Y3Z1

Great opportunity to build your dream home on 45 acres in the Village of Nottawa, just south of Collingwood. In an area of estate homes (this street is known as Doctor's Row) and also has some rural farms. Or bank the property as an investment for it's future development potential. It's located just south of the proposed site of the Poplar Regional Health and Wellness Village and proposed site of the new Collingwood Hospital. That corner of Poplar Sideroad & Raglan St is already the current home of the Georgian College South Georgian Bay Campus. Features of this 45 acre property include a pond located on the south portion, potentially a great location for your building site and the popular Clearview/Collingwood Train Trail which borders the entire west side of this property. (Previously a rail line, but now a maintained trail where you can bike or walk to downtown Collingwood or to the town of Stayner to the south). The Clearview Planning Department has reported that it can likely be split into two building lots based on the zoning and the size of the road frontage, to be confirmed by the Buyer. There are approximately 10 wooded acres for good privacy, including a beautiful stand of white birch trees in the

\$1,945,000 - LOT 1-6 36/37 NOTTAWASAGA Sideroad U

NW corner. Reduce your property taxes with the Farm Tax Credit, as the current owners have, by having a farmer use the property. Currently about 20-25 acres are farmed in this manner on the north part of the property, with another 10-15 acres of workable land available. High Speed Fiber Optics is installed on the street. (id:50245)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: The Lakelands Association of REALTORS®

Last Modified: 18/06/2024 02:50:46 PM

Listing Office:Royal LePage Locations North (Collingwood), Brokerage