

\$3,950,000 - 1617 COUNTY RD 42

Listing ID: 40571438

\$3,950,000

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Office

1617 COUNTY RD 42, Clearview, Ontario,
L0M1S0

98 acres with 8000 sf of commercial use that includes a beautiful open store area plus a licensed commercial kitchen & storage at the rear w/ 16' loading door. The store was extensively rebuilt in 2014-2018. Metal roof, 2 stocked ponds, rear one is approx 30x120 (20' deep). A 45x50' bank barn (sheep & chickens) 16' well. In 2016 seller installed 16 kw of solar panels, (8 kw on the store building net metering and 8 kw on the ground 36 salt water batteries) 62 acres of cleared land and approx 32 acres of bush plus the house site. There are 2 ponds on the property. 22 acres of this at the rear are farmed in exchange for hay. Farmer does yearly crop rotation, corn, beans, wheat and was fully tiled in 2014. The 1200sf house is rented out & would be a great spot for a new owner to build. 5 bedrooms, den, 2 baths. It has its own 13' well, roof shingles replaced in 2022, windows 2018, new furnace and deck in 2023, 100 amp breaker panel 2021. Drive shed building built in 2014 and measures 36x50. Store building built in 1974 is 120ft x 60ft = 7200 sqft = 668.902 square meters with an addition in 2021 adding an additional 16ft x 50ft = 800 sqft = 74.322 square meters (id:50245)

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Listing Office: Century 21 Millennium Inc., Brokerage (Collingwood)