

\$1,850,000 - 1302 GARAGE Road

Listing ID: 40594131

\$1,850,000

, 92.64 acres

Industrial

1302 GARAGE Road, Burk's Falls, Ontario,
P0A1C0

RARE CLASS A LICENSED GRAVEL PIT WITH UNLIMITED TONNAGE, over 92 acres with 76.6 acres licensed for gravel pit area with 58.6 acres for extraction. Site plan is available. Approximately 50% river rock; pea stone, 1-3, 3-6, 6-12 plus oversized and 50% sand products. Test holes were taken by Township when road was put in and varied from 80% rock to 50% rock. Lots of room for overburden. Creek crosses the back side of the property and on the east side for water access for washing river rock. Older scale house on site that needs repair, scale equipment should not take much to update. Zoned Extractive Industrial with creek/river (apron) zoned as Wetlands. The property is taxed as commercial, Industrial and Residential. The property abuts a 66' unopened road allowance (concession) that is zoned rural, therefore, the rehabilitation plan could be lucrative to a developer. OVER 10 MILLION TONNES OF UNTAPPED RESOURCES AVAILABLE. Outbuildings for equipment storage on site, steel building 48'x60' and barn approximately 40' x 40'. Original log home shell with new roof and septic on site, all buildings have hydro and water. Two driveways in to the property, one to the steel

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building and log home area and the other to barn, paddocks and scale house to gravel pit. So if your kids want some horses on site, the paddock and barn awaits. Located on year round Town maintained Road with access to Burk's Falls or Katrine via Three Mile Lake Road to Hwy 11 corridor. Star Link internet works great here! This area is up and coming for future development, people are coming further north to the Almaguin Highlands. Duplicate Listing #40592570 (id:50245)

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Last Modified: 18/06/2024 12:46:55 PM

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